

# Exhibition Draft

## GAP BLUFF DETAIL CONCEPT PLANS

### GAP BLUFF HOSPITALITY PTY LTD

#### PLAN

Site		
PD-A-00-0001	GAP BLUFF LOCATION PLAN	1:2000 @ A3
PD-L-00-0002	LANDSCAPE LOCATION KEY PLAN	1:5000 @ A3
PD-A-00-0003	GAP BLUFF PRECINCT SIGNAGE	1:1000 @ A3
Officers Mess		
PD-A-01-1000	OFFICERS MESS EXISTING GROUND FLOOR	1:100 @ A3
PD-A-01-1001	OFFICERS MESS EXISTING FIRST FLOOR	1:100 @ A3
PD-A-01-1005	OFFICERS MESS PROPOSED GROUND FLOOR	1:100 @ A3
PD-A-01-1006	OFFICERS MESS PROPOSED FIRST FLOOR	1:100 @ A3
PD-L-01-1008	OFFICERS MESS DETAIL LANDSCAPE CONCEPT PLANS	1:100 @ A3
PD-L-01-1009	OFFICERS MESS LANDSCAPE PLANT & MATERIALS PALETTE	
Gap Bluff Cottage		
PD-A-02-1010	GAP BLUFF COTTAGE EXISTING GROUND FLOOR	1:100 @ A3
PD-A-02-1015	GAP BLUFF COTTAGE PROPOSED GROUND FLOOR	1:100 @ A3
PD-L-02-1018	GAP BLUFF COTTAGE DETAIL LANDSCAPE CONCEPT PLANS	1:100 @ A3
PD-L-02-1019	GAP BLUFF COTTAGE LANDSCAPE PLANT & MATERIALS PALETTE	
Armoury		
PD-A-03-1020	ARMOURY EXISTING GROUND FLOOR	1:100 @ A3
PD-A-03-1025	ARMOURY PROPOSED GROUND FLOOR	1:100 @ A3
PD-A-03-1026	ARMOURY PROPOSED FIRST FLOOR	1:100 @ A3
PD-L-03-1028	ARMOURY DETAIL LANDSCAPE CONCEPT PLANS	1:100 @ A3
PD-L-03-1029	ARMOURY LANDSCAPE PLANT & MATERIALS PALETTE	
33 Cliff Street		
PD-A-04-1030	33 CLIFF STREET EXISTING GROUND FLOOR	1:100 @ A3
PD-A-04-1035	33 CLIFF STREET PROPOSED GROUND FLOOR	1:100 @ A3
PD-L-04-1038	33 CLIFF STREET DETAIL LANDSCAPE CONCEPT PLANS	1:100 @ A3
PD-L-04-1039	33 CLIFF STREET LANDSCAPE PLANT & MATERIALS PALETTE	
Constables Cottage		
PD-A-05-1040	CONSTABLES COTTAGE EXISTING GROUND FLOOR	1:100 @ A3
PD-A-05-1045	CONSTABLES COTTAGE PROPOSED GROUND FLOOR	1:100 @ A3
PD-L-05-1048	CONSTABLES COTTAGE DETAIL LANDSCAPE CONCEPT PLANS	1:100 @ A3
PD-L-05-1049	CONSTABLES COTTAGE LANDSCAPE PLANT & MATERIALS PALETTE	
Green Point Cottage		
PD-A-06-1050	GREEN POINT COTTAGE EXISTING GROUND FLOOR	1:100 @ A3
PD-A-06-1055	GREEN POINT COTTAGE PROPOSED GROUND FLOOR	1:100 @ A3
PD-L-06-1058	GREEN POINT COTTAGE DETAIL LANDSCAPE CONCEPT PLANS	1:100 @ A3
PD-L-06-1059	GREEN POINT COTTAGE LANDSCAPE PLANT & MATERIALS PALETTE	

#### ELEVATION

Officers Mess		
PD-A-01-2000	OFFICERS MESS EXISTING SOUTH EAST ELEVATION	1:100 @ A3
PD-A-01-2001	OFFICERS MESS EXISTING NORTH EAST ELEVATION	1:100 @ A3
PD-A-01-2002	OFFICERS MESS EXISTING NORTH WEST ELEVATION	1:100 @ A3
PD-A-01-2003	OFFICERS MESS EXISTING SOUTH WEST ELEVATION	1:100 @ A3
PD-A-01-2005	OFFICERS MESS PROPOSED SOUTH EAST ELEVATION	1:100 @ A3
PD-A-01-2006	OFFICERS MESS PROPOSED NORTH EAST ELEVATION	1:100 @ A3
PD-A-01-2007	OFFICERS MESS PROPOSED NORTH WEST ELEVATION	1:100 @ A3
PD-A-01-2000	OFFICERS MESS PROPOSED SOUTH WEST ELEVATION	1:100 @ A3
Gap Bluff Cottage		
PD-A-02-2010	GAP BLUFF COTTAGE EXISTING ELEVATIONS	1:100 @ A3
PD-A-02-2015	GAP BLUFF COTTAGE PROPOSED ELEVATIONS	1:100 @ A3
Armoury		
PD-A-03-2020	ARMOURY EXISTING NORTH AND SOUTH ELEVATIONS	1:100 @ A3
PD-A-03-2021	ARMOURY EXISTING EAST AND WEST ELEVATIONS	1:100 @ A3
PD-A-03-2025	ARMOURY PROPOSED NORTH AND SOUTH ELEVATIONS	1:100 @ A3
PD-A-03-2026	ARMOURY PROPOSED EAST AND WEST ELEVATIONS	1:100 @ A3
33 Cliff Street		
PD-A-04-2030	33 CLIFF STREET EXISTING ELEVATIONS	1:100 @ A3
PD-A-04-2035	33 CLIFF STREET PROPOSED ELEVATIONS	1:100 @ A3
Constables Cottage		
PD-A-05-2040	CONSTABLES COTTAGE EXISTING ELEVATIONS	1:100 @ A3
PD-A-05-2045	CONSTABLES COTTAGE PROPOSED ELEVATIONS	1:100 @ A3
Green Point Cottage		
PD-A-06-2050	GREEN POINT COTTAGE EXISTING ELEVATIONS	1:100 @ A3
PD-A-06-2055	GREEN POINT COTTAGE PROPOSED ELEVATIONS	1:100 @ A3

#### IMAGES

Armoury	
PD-A-03-8001	ARMOURY EXISTING PERSPECTIVE
PD-A-03-8002	ARMOURY PROPOSED PERSPECTIVE
PD-A-03-8003	ARMOURY EXISTING VIEW FROM HARBOUR
PD-A-03-8004	ARMOURY PROPOSED VIEW FROM HARBOUR
PD-A-03-8005	ARMOURY PROPOSED VIEW FROM HARBOUR - NIGHT
PD-A-03-8010	ARMOURY MATERIALS PALETTE
Constables Cottage	
PD-A-05-8002	CONSTABLES COTTAGE VIEW FROM CAMP COVE
PD-A-05-8010	CONSTABLES COTTAGE MATERIAL PALETTE

#### APPENDIX

Gap Bluff	
MOOD BOARDS	

General Notes  
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Rev	App	Cl	Revision or reason for issue	Date
01	PVR	WD	Draft Concept	06-03-15
02	PVR	WD	Detail Concept	10-04-15
03	PVR	WD	Detail Concept	08-06-15
04	PVR	WD	Detail Concept	12-06-15

Scale / North Point  
Project Title  
GAP BLUFF

Drawing Title  
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Documentation Stage  
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Revision  
04



CONSTABLES COTTAGE

33 CLIFF STREET

GREEN POINT COTTAGE

ARMOURY

GAP BLUFF COTTAGE

OFFICERS MESS

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**Project Title**  
**GAP BLUFF**

**Drawing Title**  
**GAP BLUFF LOCATION PLAN**

**Project Number**  
 14006

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PLAN 0001/1/1/1  
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 12-6-12

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 PRECINCT SIGNAGE PLAN

**Project Number:**  
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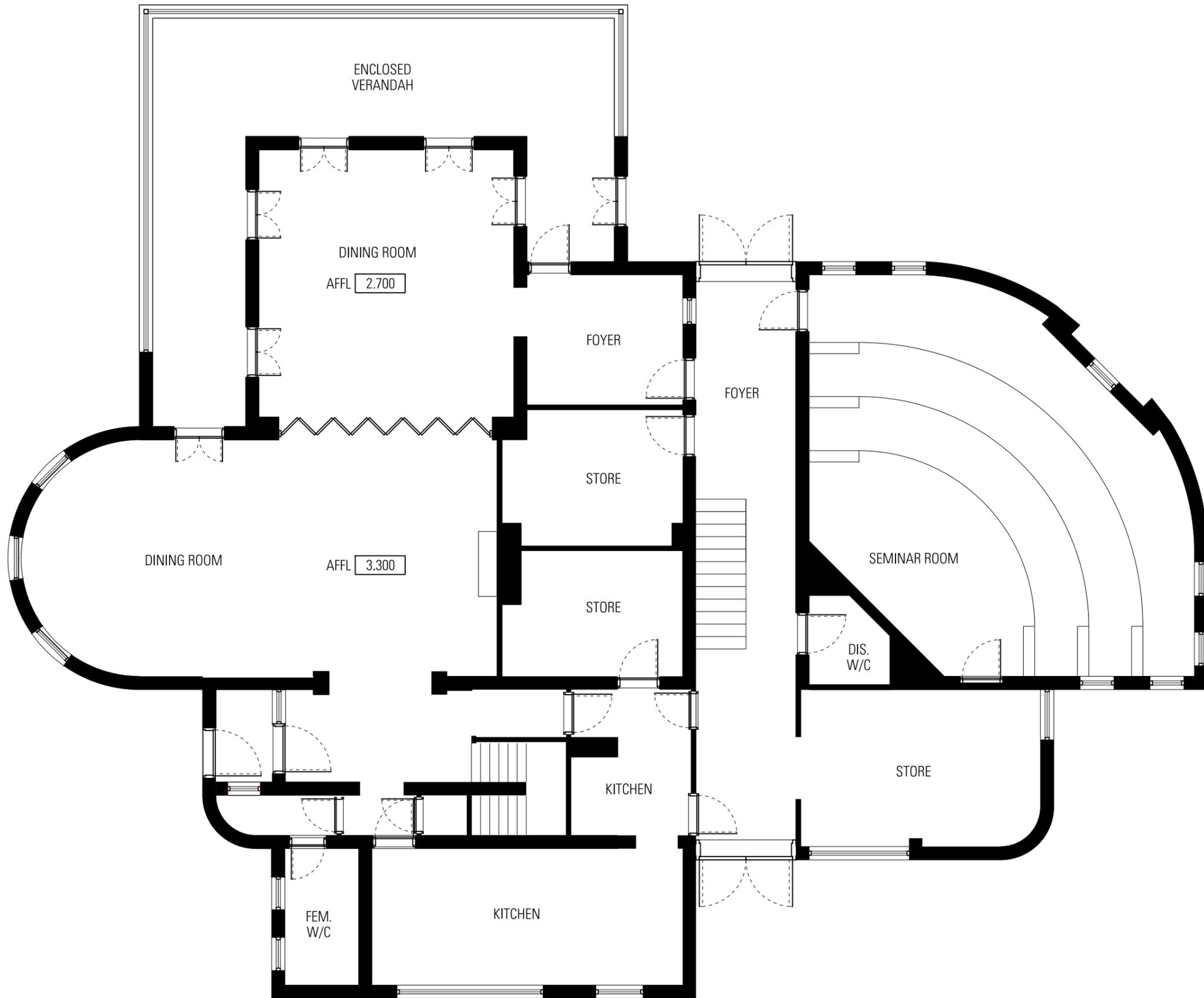
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**Revision:**  
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PD-A-00-0003-00  
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# OFFICERS MESS



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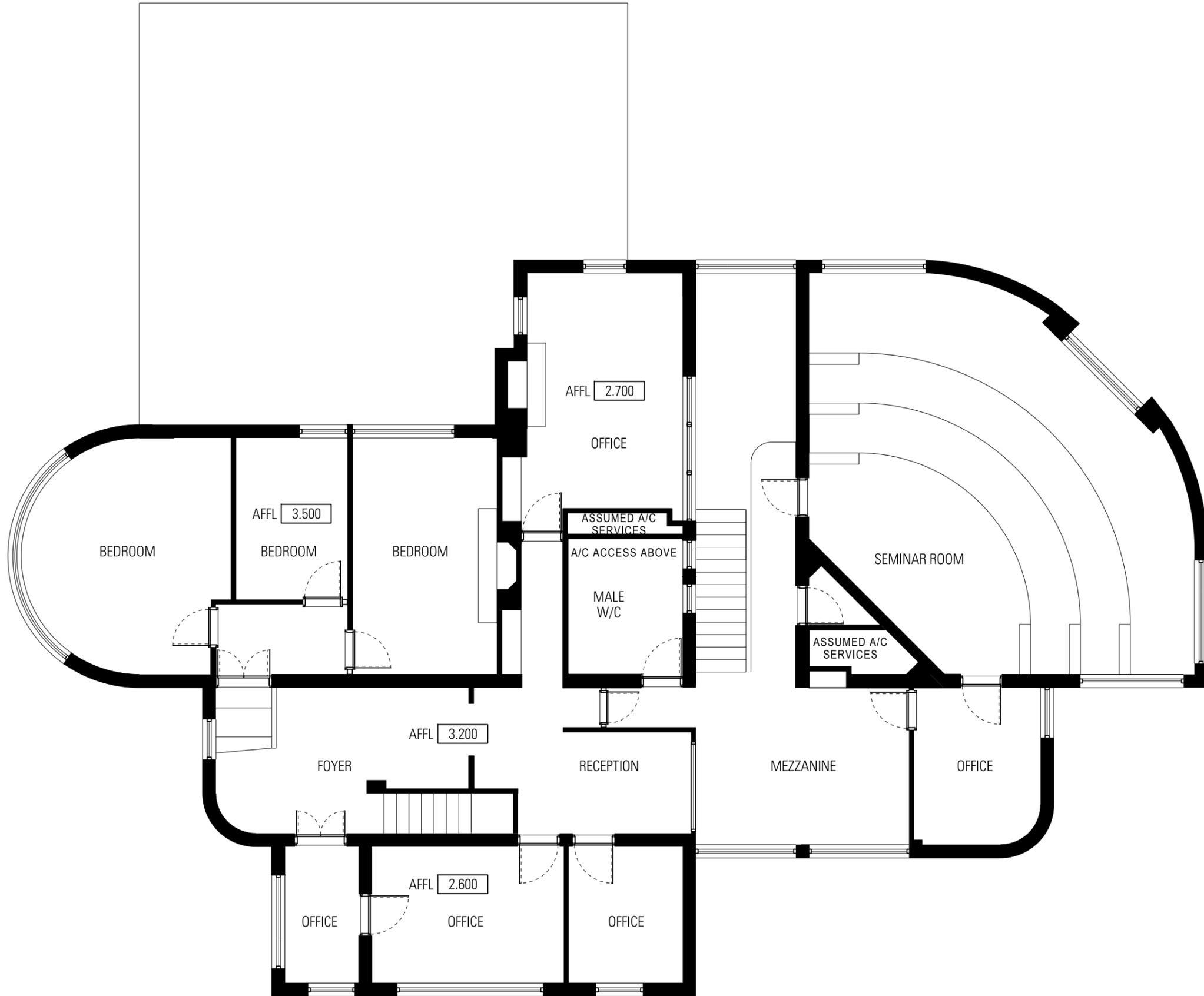


**Project Title**  
 GAP BLUFF

**Drawing Title**  
 OFFICERS MESS  
 EXISTING GROUND FLOOR PLAN

**Project Number**  
 14006  
**Drawing Number**  
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 DETAIL CONCEPT  
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 03



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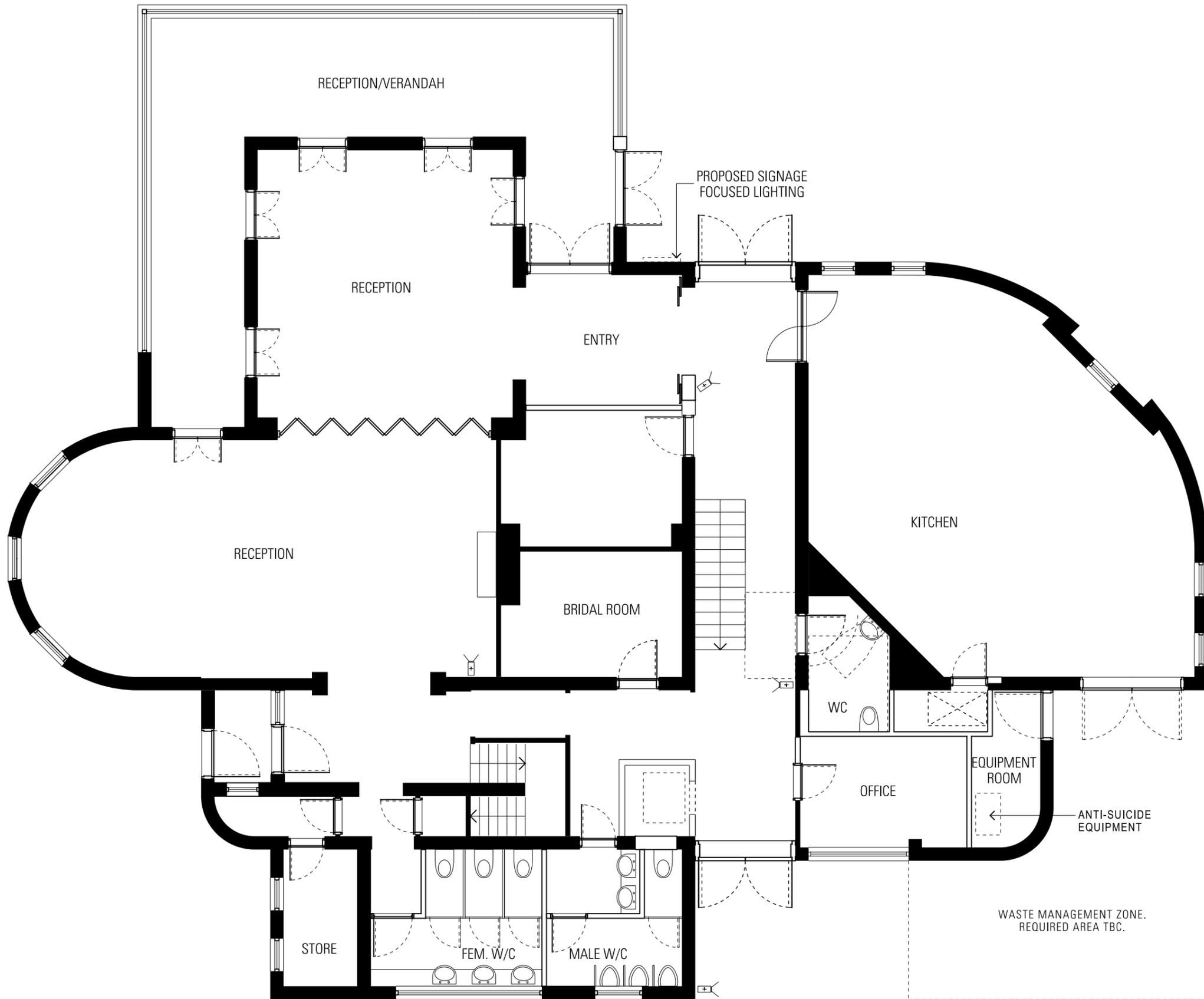
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**Drawing Title**  
 OFFICERS MESS  
 EXISTING FIRST FLOOR PLAN

**Project Number**  
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PD-A-01-1001  
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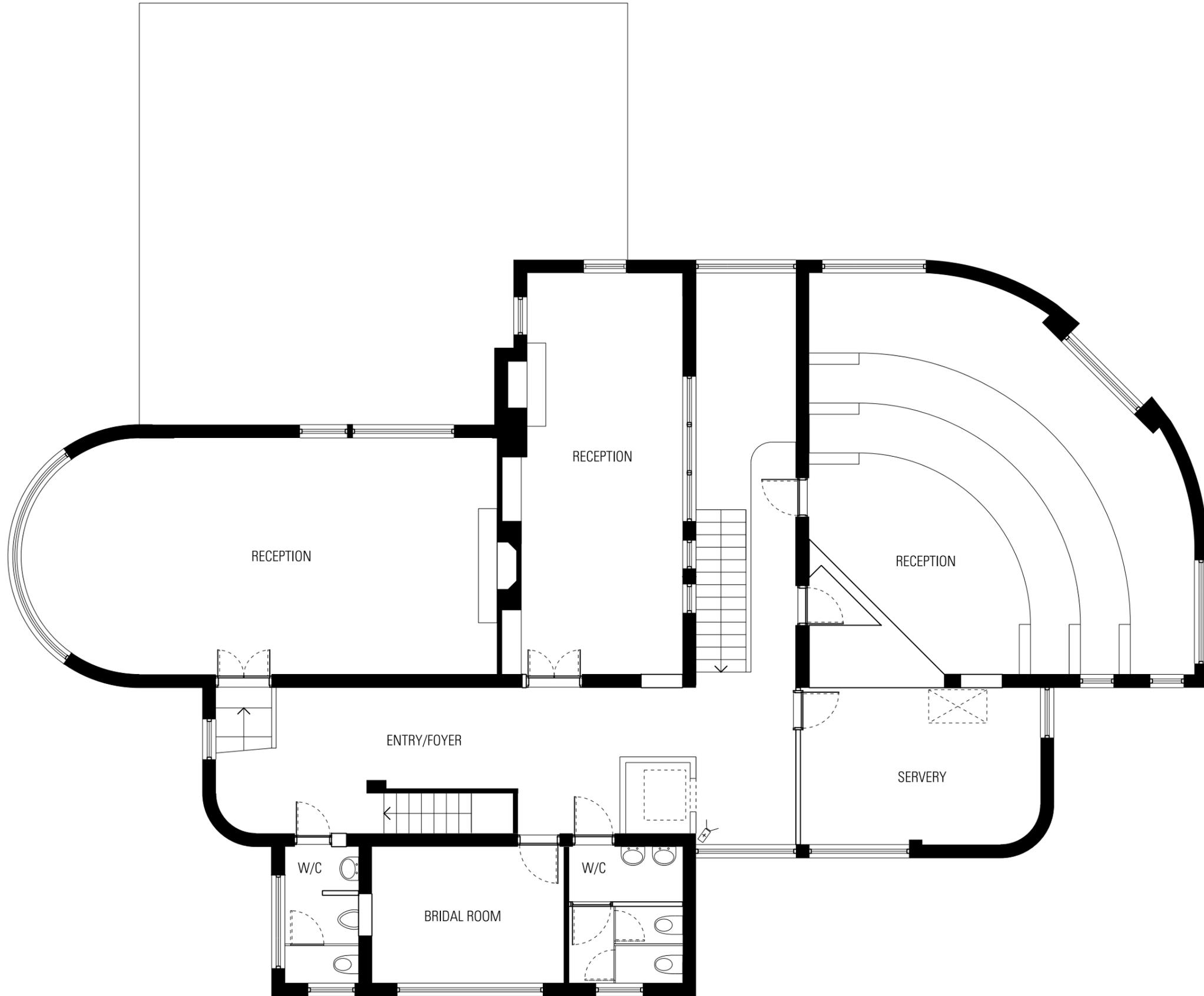


**Project Title**  
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**Drawing Title**  
 OFFICERS MESS  
 PROPOSED GROUND FLOOR PLAN

**Project Number**  
 14006  
**Drawing Number**  
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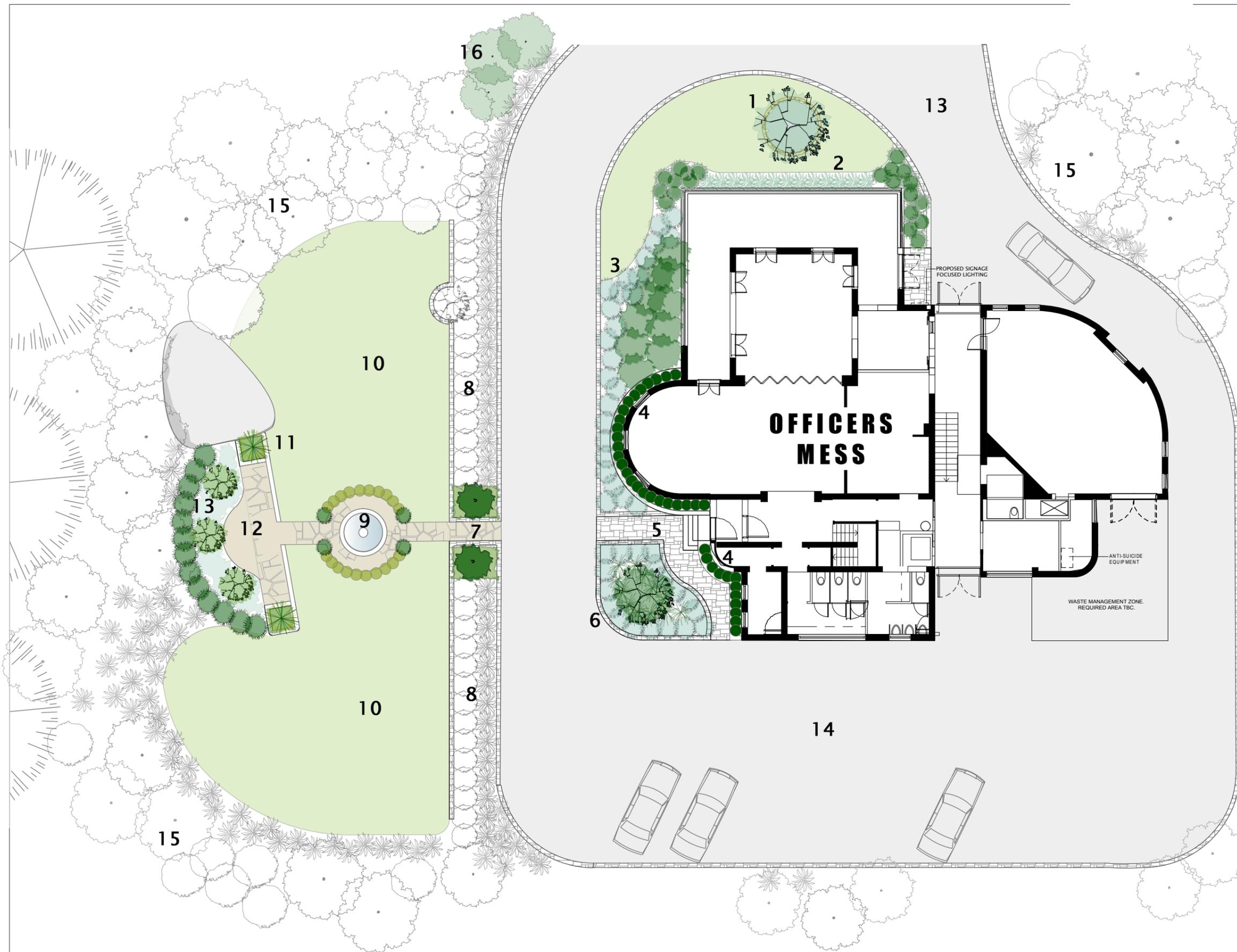
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 OFFICERS MESS  
 PROPOSED FIRST FLOOR PLAN

**Project Number**  
 14006  
**Drawing Number**  
 PD-A-01-1006

**Documentation Stage**  
 DETAIL CONCEPT  
**Revision**  
 03

PD-A-01-1006-03  
 10/05/15





## LEGEND

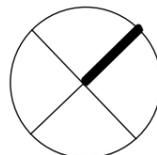
- 1 New stone garden edge constructed. Dead *Metrosideros* sp. replaced with feature planting of *Dracaena draco* (Dragon Tree) and selected understorey planting
- 2 Building grounded with border planting of transplanted and new *Agave attenuata* (Century Plant)
- 3 Garden beds cultivated and restored with new planting of red *Hibiscus* sp. bordered with clipped local species *Westringia fruticosa*.
- 4 Building line strengthened with elevated bed planting of *Raphiolepis* 'Oriental Pearl'
- 5 Crazy sandstone flagging path and stone garden edging 'made good' as necessary
- 6 Existing planting replaced with 1930's inspired feature tree *Lagerstroemia indica* (Crepe Myrtle) bordered with *Westringia fruticosa* and flowering bedding plants.
- 7 Entrance to fountain lawn widened by replacing overhanging native plants with gateway planting of *Laurus nobilis* (Bay Laurel)
- 8 Existing *Lomandra longifolia* + *Callistemon* 'Little John' planting retained and maintained
- 9 Fountain repaired and upgraded. Path bordered with low hardy hedge species of *Escallonia* 'Iveyi'.
- 10 Existing lawn terrace upgraded with levelling and returfing
- 11 Original stone planters made good and planted with structural planting of *Cycas revoluta* (Cycads)
- 12 Existing crazy flagstone path replaced with crazy sawn sandstone for improved accessibility and extended to provide larger 'ceremonial' platform
- 13 New 1930's style background border planting of *Elaeagnus macrophylla* (Russian Olive) hedging and *Prunus* 'Snofozam' (Weeping Cherry) feature planting
- 14 Existing driveway and carpark retained and upgraded as necessary
- 15 Weed management to be undertaken in borders of vegetated areas adjoining access ways and functional zones
- 16 New native planting to screen carpark area



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## DETAIL LANDSCAPE CONCEPT PLANS Gap Bluff

for Gap Bluff Hospitality Pty Ltd

0m 2m 4m 6m 8m 10m

## OFFICERS MESS

1:200 @ A3 SCALE  
11.6.15 DATE  
1510 JOB  
CONCEPT B ISSUE

PD-L-01-1008 DWG

**PLANT PALETTE**  
NOTIONAL SCHEDULE

TREES

<i>Banksia integrifolia</i>	Coast Banksia
<i>Dracaena draco</i>	Dragon Tree
<i>Lagerstroemia indica</i>	Crepe Myrtle
<i>Prunus 'Snofozam'</i>	Weeping Cherry

SHRUBS

<i>Callistemon 'Little John'</i>	Dwarf Bottle Brush
<i>Duranta 'Sheen's Gold'</i>	Golden Duranta
<i>Elaeagnus macrophylla</i>	Russian Olive
<i>Kunzea ambigua</i>	Tick Bush
<i>Hibiscus 'Red Devil'</i>	Red Hibiscus
<i>Laurus nobilis</i>	Bay Laurel
<i>Leptospermum laevigatum</i>	Coast Tea Tree
<i>Leucadendron 'Red'</i>	Leucadendron
<i>Raphiolepis 'Oriental Pearl'</i>	Dwarf Hawthorn (sterile)
<i>Salvia leucanthe</i>	Mexican Sage
<i>Westringia fruticosa</i>	Coast Rosemary

ACCENTS, GROUNDCOVERS + GRASSES

<i>Agave attenuata</i>	Century Plant
<i>Cycas revoluta</i>	Cycad, Sago Palm
<i>Doryanthes excelsa</i>	Gynea Lily
<i>Hardenbergia 'Snow White'</i>	White Sarsaparilla
<i>Lomandra 'Tanika'</i>	Fine Leaf Mat Rush
<i>Stachys lanata</i>	Lamb's Ears



ABOVE IMAGE FROM FIONA BROCKOFF WEBSITE



SAWN SANDSTONE PATHWAYS

**NOSTALGIC CEREMONIAL GARDEN**

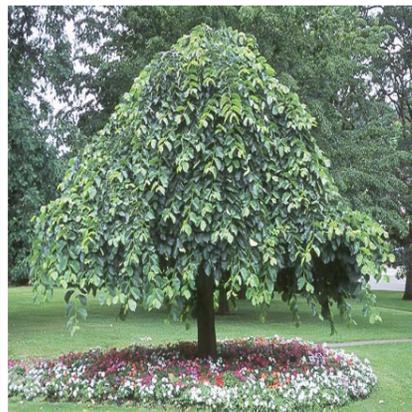
- cultural landscape reflecting past + present uses of garden
- sandstone paving, restored fountain, nostalgic planting
- strong foliage forms to accentuate architectural form and historic nature of building
- traditional species with 1930's influence
- tones of grey, blue-grey, dark green
- formal touches to emphasise significance of ceremonial function
- lawn bordered with maintained native gardens



DRACAENA DRACO



LAGERSTROEMIA INDICA



PRUNUS 'SNOFOZAM'



BANKSIA INTEGRIFOLIA



HIBISCUS 'RED DEVIL'



WESTRINGIA FRUTICOSA



ELEAAGNUS MACROPHYLLA



LEPTOSPERMUM LAEVIGATUM



DORYANTHES EXCELSA



AGAVE ATTENUATA



STACHYS LANATA



HARDENBERGIA 'SNOW WHITE'



LAURUS NOBILIS



CYCAS REVOLUTA



RAPHIOLEPIS 'ORIENTAL PEARL'

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5/57 AVALON PARADE, AVALON NSW 2107  
0408 983020 02-99188005  
trish@trishdobson.com.au

TRISH DOBSON  
REGISTERED LANDSCAPE ARCHITECT #450 HORTICULTURIST  
ABN 57 241 486 158

Gap Bluff

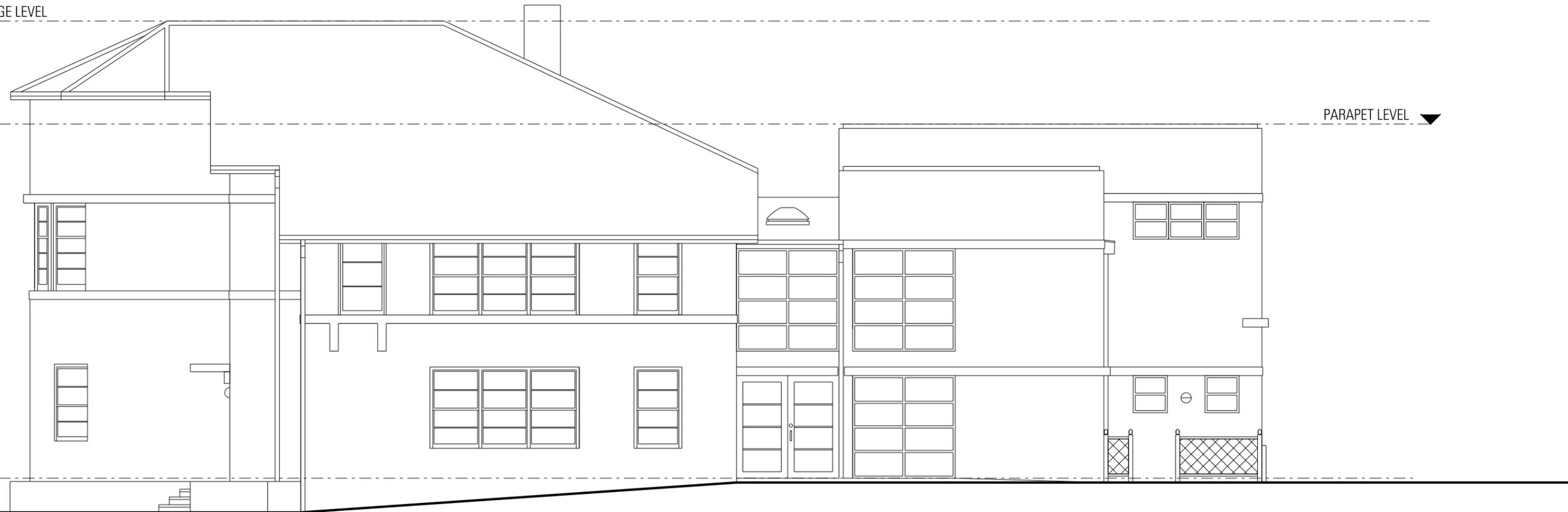
**OFFICERS MESS**  
Plant & Materials Palette

DWG PD-L-01-1009

EXISTING RIDGE LEVEL

PARAPET LEVEL

EXISTING FFL



1 SOUTH EAST ELEVATION

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Rev	App	Clk	Revision or reason for issue
01	PVR	WD	Draft Concept
02	PVR	WD	Detail Concept

Date  
 06-03-15  
 10-04-15

Scale / North Point  
 1:100 @ A3



Project Title  
**GAP BLUFF**

Drawing Title  
**OFFICERS MESS  
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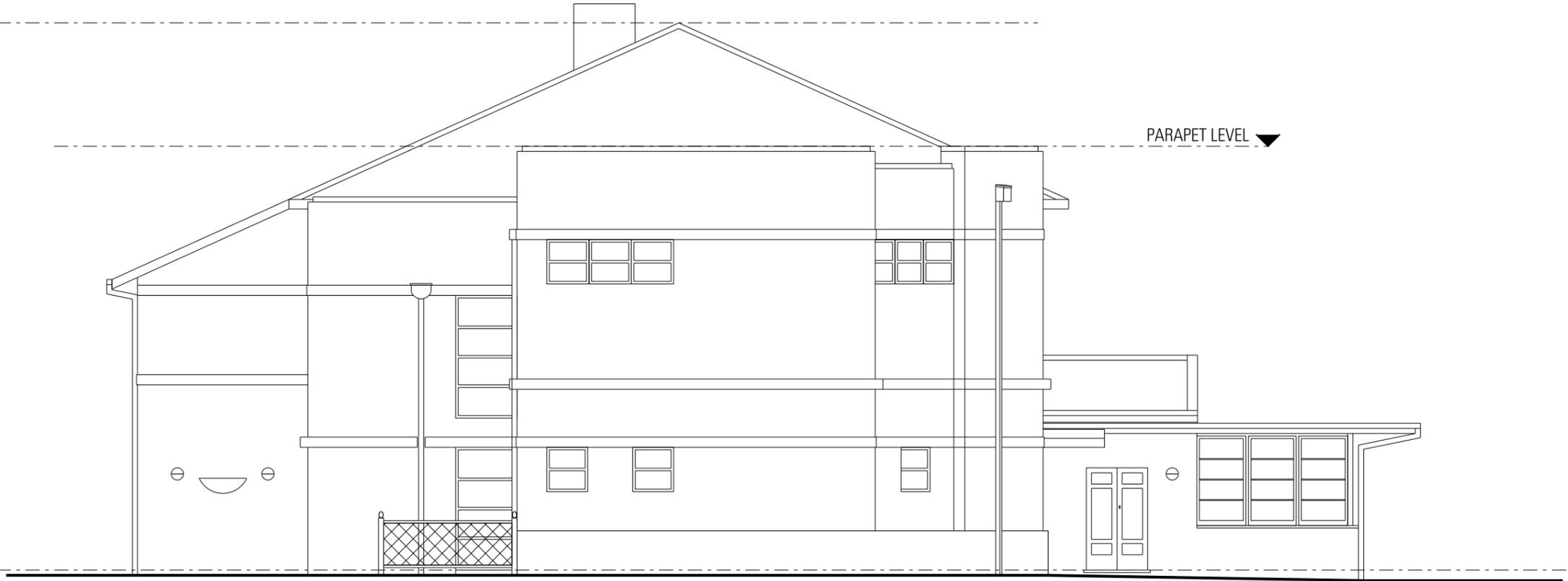
Project Number  
**14006**  
 Drawing Number  
**PD-A-01-2000**

Documentation Stage  
**DETAIL CONCEPT**  
 Revision  
**02**

EXISTING RIDGE LEVEL

PARAPET LEVEL

EXISTING FFL



1 NORTH EAST ELEVATION

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Rev	App	Cl	Revision or reason for issue
- 01	PVR	WD	Draft Concept
- 02	PVR	WD	Detail Concept

**Date**  
 06-03-15  
 10-04-15

**Scale / North Point**  
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 Project Title  
 GAP BLUFF

**Drawing Title**  
 OFFICERS MESS  
 EXISTING NORTH EAST ELEVATION

**Project Number**  
 14006

**Drawing Number**  
 PD-A-01-2001

**Documentation Stage**  
 DETAIL CONCEPT

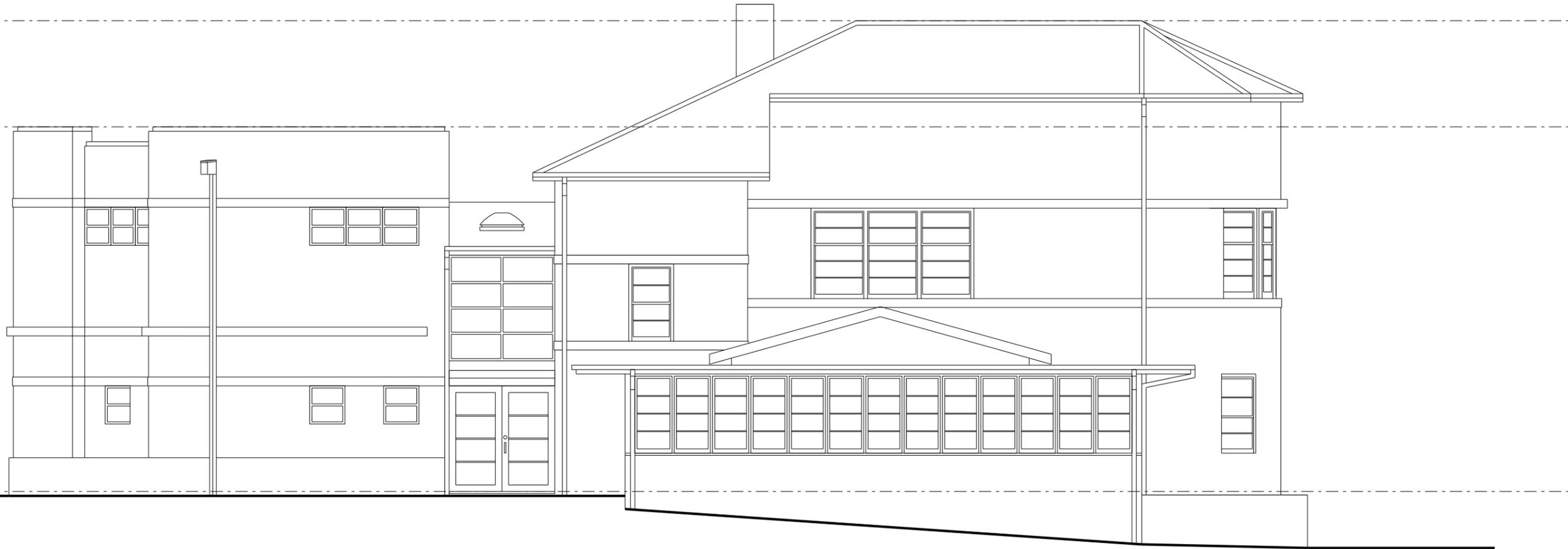
**Revision**  
 02

PD-A-01-2001-02

EXISTING RIDGE LEVEL

PARAPET LEVEL

EXISTING FFL



1 NORTH WEST ELEVATION

PLAN/SECTION  
DATE  
12/02/15

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Rev	App	Cl	Revision or reason for issue
01	PVR	WD	Draft Concept
02	PVR	WD	Detail Concept

**Date**  
06-03-15  
10-04-15

**Scale / North Point**  
1:100 @ A3



**Project Title**  
GAP BLUFF

**Drawing Title**  
OFFICERS MESS  
EXISTING NORTH WEST ELEVATION

**Project Number**  
14006  
**Drawing Number**  
PD-A-01-2002

**Documentation Stage**  
DETAIL CONCEPT  
**Revision**  
02

EXISTING RIDGE LEVEL

PARAPET LEVEL

EXISTING FFL



1 SOUTH WEST ELEVATION

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- 01	PVR	WD	Draft Concept
- 02	PVR	WD	Detail Concept

**Date**  
 06-03-15  
 10-04-15



**Project Title**  
 GAP BLUFF

**Drawing Title**  
 OFFICERS MESS  
 EXISTING SOUTH WEST ELEVATION

**Project Number**  
 14006  
**Drawing Number**  
 PD-A-01-2003

**Documentation Stage**  
 DETAIL CONCEPT  
**Revision**  
 02

10/04/2015  
 10:25:18 AM

PITCHED ROOF TO BE REMOVED,  
PARAPETS TO BE REINSTATED TO ORIGINAL LEVELS,  
FURTHER HISTORICAL INFORMATION AND  
ONSITE INVESTIGATION REQUIRED.



1 SOUTH EAST ELEVATION

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Rev	App	Clk	Revision or reason for issue
- 01	PVR	WD	Draft Concept
- 02	PVR	WD	Detail Concept

**Date**  
06-03-15  
10-04-15

**Scale / North Point**  
1:100 @ A3  
0 0.5 1 1.5 2.5M

**Project Title**  
GAP BLUFF

**Drawing Title**  
OFFICERS MESS  
PROPOSED SOUTH EAST ELEVATION

**Project Number**  
14006

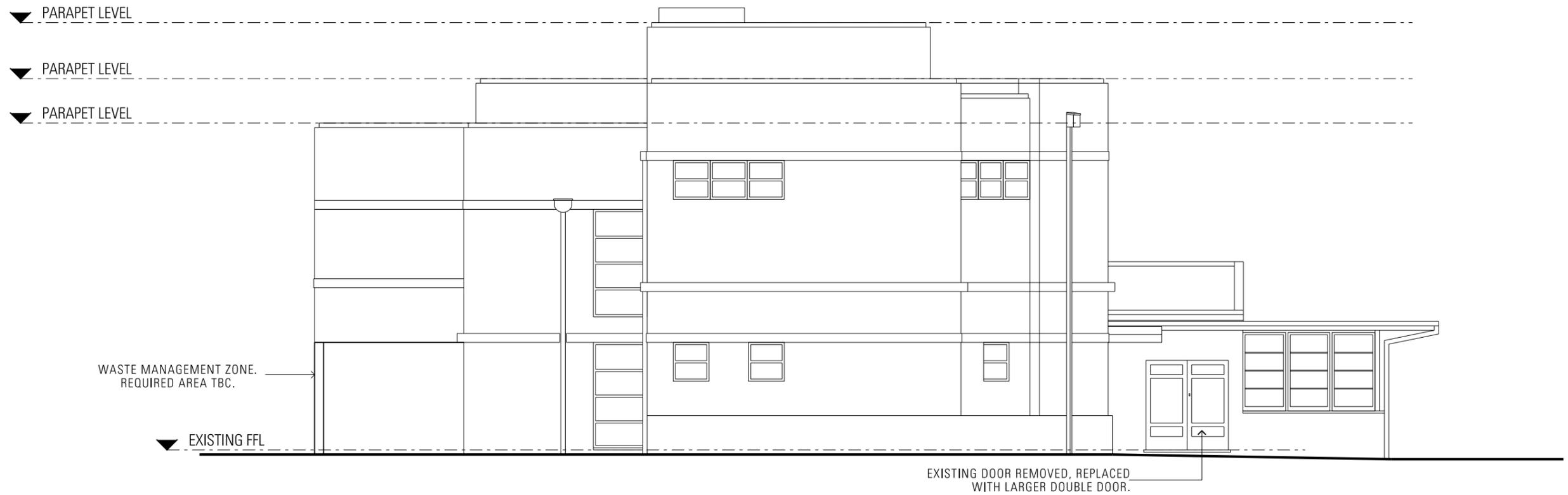
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**Documentation Stage**  
DETAIL CONCEPT

**Revision**  
02

10/04/15  
12:00 PM

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1 NORTH EAST ELEVATION

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01	PVR	WD	Draft Concept
02	PVR	WD	Detail Concept

**Date**  
06-03-15  
10-04-15

**Scale / North Point**  
1:100 @ A3  
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**Project Title**  
GAP BLUFF

**Drawing Title**  
OFFICERS MESS  
PROPOSED NORTH EAST ELEVATION

**Project Number**  
14006  
**Drawing Number**  
PD-A-01-2006

**Documentation Stage**  
DETAIL CONCEPT  
**Revision**  
02



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1 NORTH WEST ELEVATION

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01	PVR	WD	Draft Concept
02	PVR	WD	Detail Concept

**Date**  
 06-03-15  
 10-04-15

**Scale / North Point**



**Project Title**  
 GAP BLUFF

**Drawing Title**  
 OFFICERS MESS  
 PROPOSED NORTH WEST ELEVATION

**Project Number**  
 14006  
**Drawing Number**  
 PD-A-01-2007

**Documentation Stage**  
 DETAIL CONCEPT  
**Revision**  
 02

PD-A-01-2007-02

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Rev	App	Cl	Revision or reason for issue
01	PVR	WD	Draft Concept
02	PVR	WD	Detail Concept

**Date**  
 06-03-15  
 10-04-15

**Scale / North Point**  
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**Project Title**  
 GAP BLUFF

**Drawing Title**  
**OFFICERS MESS  
 PROPOSED SOUTH WEST ELEVATION**

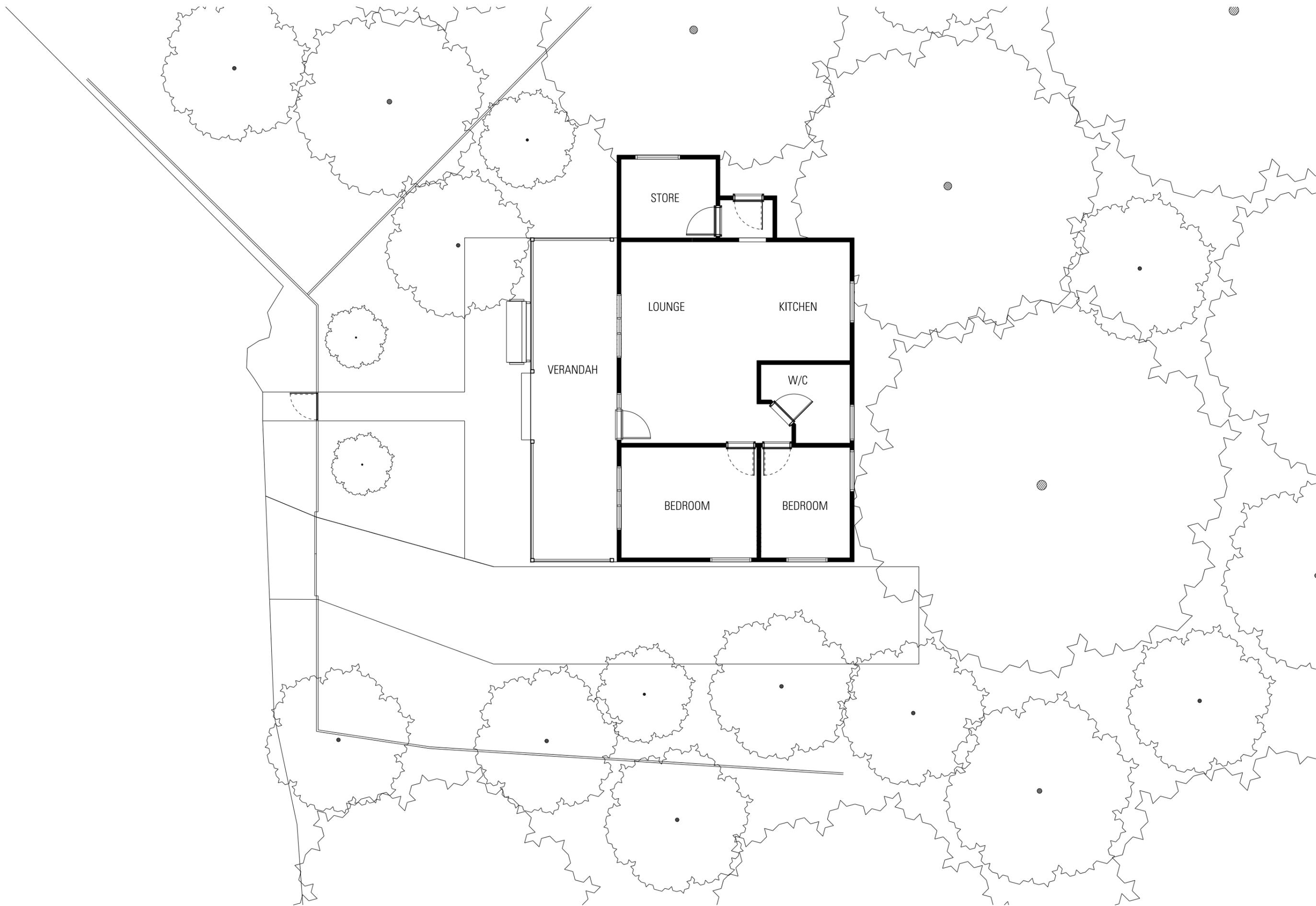
**Project Number**  
 14006

**Drawing Number**  
 PD-A-01-2008

**Documentation Stage**  
 DETAIL CONCEPT

**Revision**  
 02

# GAP BLUFF COTTAGE



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**Date**  
 06-03-15  
 10-04-15

**Scale / North Point**  
 1:100 @ A3  
 0 0.5 1 1.5 2.5M

**Project Title**  
**GAP BLUFF**

**Drawing Title**  
**GAP BLUFF COTTAGE  
 EXISTING GROUND FLOOR PLAN**

**Project Number**  
 14006

**Drawing Number**  
 PD-A-02-1010

**Documentation Stage**  
**DETAIL CONCEPT**

**Revision**  
 02

10/04/15  
 10:56 AM

EXISTING WINDOW TO BE REMOVED  
AND BIFOLDING DOORS TO BE PROVIDED

STEPS TO BE ADJUSTED IN ACCORDANCE  
WITH RAISED LEVEL OF VERANDAH

EXISTING DOOR TO BE REMOVED  
AND REPLACED WITH NEW DOOR  
AND SIDE WINDOW PROVIDED  
WITHIN EXISTING OPENING

VERANDAH DECK TO BE RAISED  
TO ALIGN WITH INTERNAL FFL

REMOVE EXISTING BALUSTRADE  
AND REPLACE WITH NEW

EXISTING WINDOWS TO BE  
REFURBISHED AND MADE GOOD

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02	PVR	WD	Detail Concept

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06-03-15  
10-04-15

**Scale / North Point**  
1:100 @ A3

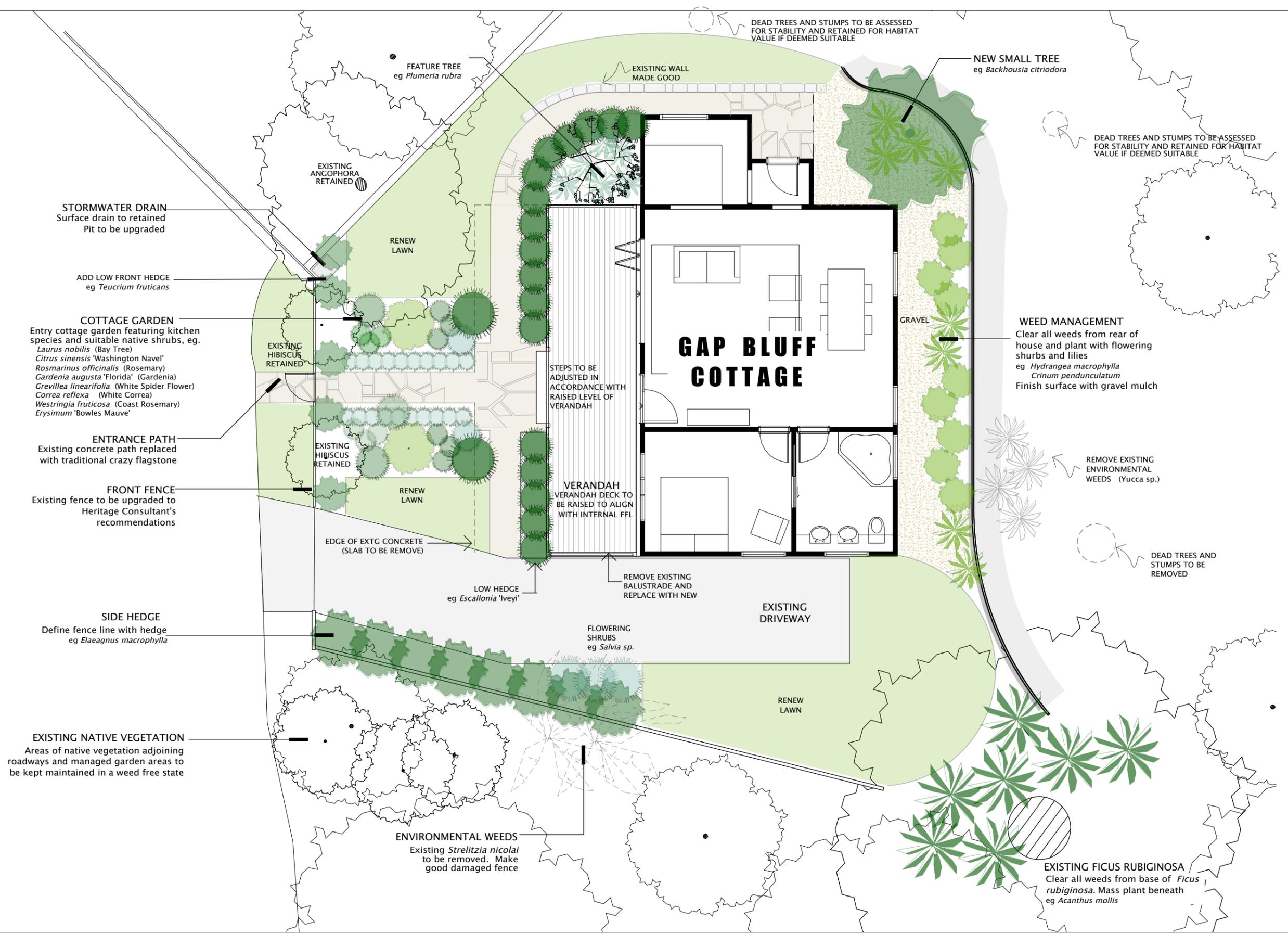


**Project Title**  
GAP BLUFF

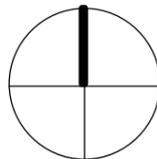
**Drawing Title**  
GAP BLUFF COTTAGE  
PROPOSED GROUND FLOOR PLAN

**Project Number**  
14006  
**Drawing Number**  
PD-A-02-1015

**Documentation Stage**  
DETAIL CONCEPT  
**Revision**  
02

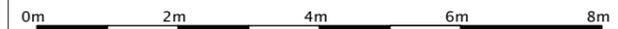


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ABN 57 241 486 158



**DETAIL LANDSCAPE  
CONCEPT PLANS**  
Gap Bluff

for Gap Bluff Hospitality Pty Ltd



**GAP BLUFF COTTAGE**

1:100 @ A3 SCALE  
11.6.15 DATE  
1510 JOB  
CONCEPT B ISSUE

**PD-L-02-1018** DWG

## PLANT PALETTE NOTIONAL SCHEDULE

### TREES

<i>Backhousia citriodora</i>	Lemon Scented Myrtle
<i>Citrus sinensis</i> 'Washington Navel'	Navel Orange
<i>Laurus nobilis</i>	Bay Tree
<i>Plumeria rubra</i>	Frangipanni

### SHRUBS

<i>Abutilon</i> 'Chinese Lanterns'	Chinese Lanterns
<i>Boronia sp</i>	Boronia
<i>Correa alba</i>	White Correa
<i>Elaeagnus macrophylla</i>	Russian Olive
<i>Escallonia 'Ivey'</i>	White Escallonia
<i>Erysimum 'Bowles Mauve'</i>	Erysimum
<i>Grevillea linearifolia</i>	White Spider Flower
<i>Hydrangea macrophylla</i>	Hydrangea
<i>Rosmarinus officinalis</i>	Rosemary
<i>Salvia leucantha</i>	Mexican Sage
<i>Teucrium fruticans</i>	Mint Germander
<i>Westringia fruticosa</i>	Coast Rosemary

### ACCENTS + PERENNIALS

<i>Acanthus mollis</i>	Oyster Plant
<i>Arthropodium cirratum</i>	New Zealand Rock Lily
<i>Crinum pendunculatum</i>	Swamp Lily



## GAP BLUFF TRADITIONAL 'COTTAGE' GARDEN

- 1895 workshop / cottage
- cultural landscape reflecting past + present uses of dwelling
- high component of 'old world' species combined with natives
- informal 'cottage' feel established using flagstone pathway, post + wire fence and mixed flowering shrubs and perennials
- front garden to consist of 'cottage' plants including kitchen species and complementary flowering native shrubs
- tones of grey, blue-grey, white, blues and greens
- lawns renewed
- native bushland areas in the immediate vicinity bordering managed garden to be cleared of dead trees, stumps and noxious weeds



SANDSTONE FLAGGING PATH



PLUMERIA RUBRA



BORONIA SP.



ARTHROPODIUM SP.



ELAEAGNUS MACROPHYLLA



ERYSIMUM 'BOWLES MAUVE'



BACKHOUSIA CITRIODORA



GREVILLEA LINEARIFOLIA



LAURUS NOBILIS



CITRUS SINENSIS  
'WASHINGTON NAVEL'



TEUCRIUM FRITUCANS



ESCALLONIA 'IVEY'



HYDRANGEA MACROPHYLLA



ACANTHUS MOLLIS



SALVIA LEUCANTHA



ROSMARINUS OFFICINALIS



CRINUM PENDUNCULATUM

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Gap Bluff

**GAP BLUFF COTTAGE**  
Plant & Materials Palette

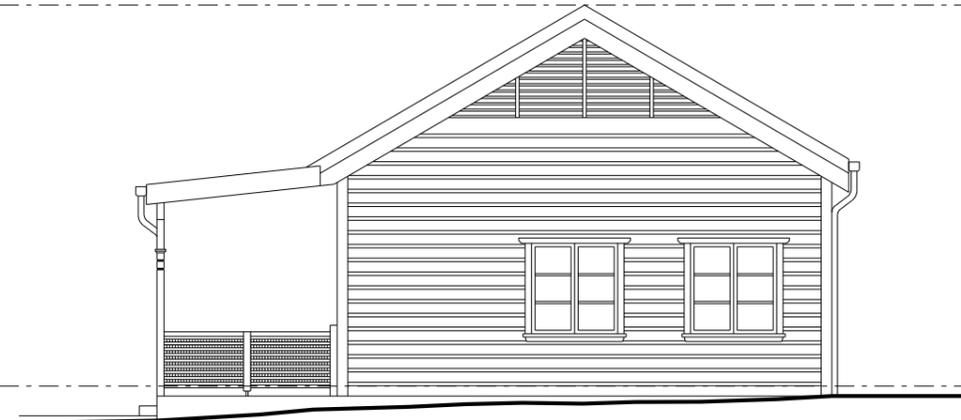
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EXISTING RIDGE LEVEL

EXISTING FFL



1 WEST ELEVATION



2 SOUTH ELEVATION

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**CLIENT**  
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01	PVR	WD	Draft Concept
02	PVR	WD	Detail Concept

**Date**  
 06-03-15  
 10-04-15

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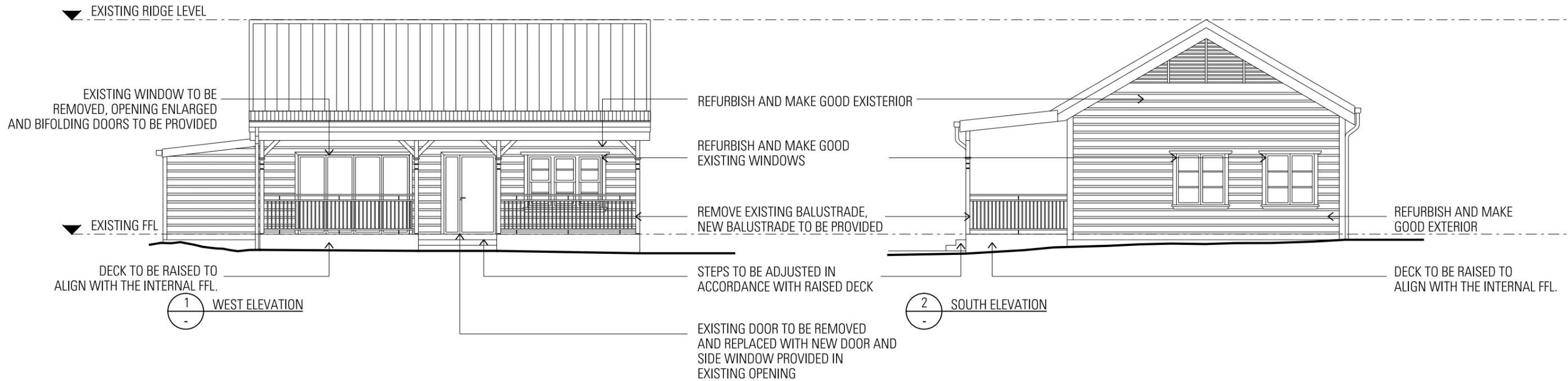
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 EXISTING ELEVATIONS

**Project Number**  
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**Drawing Number**  
 PD-A-02-2010

**Documentation Stage**  
 DETAIL CONCEPT  
**Revision**  
 02





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 10-04-15

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**Project Title**  
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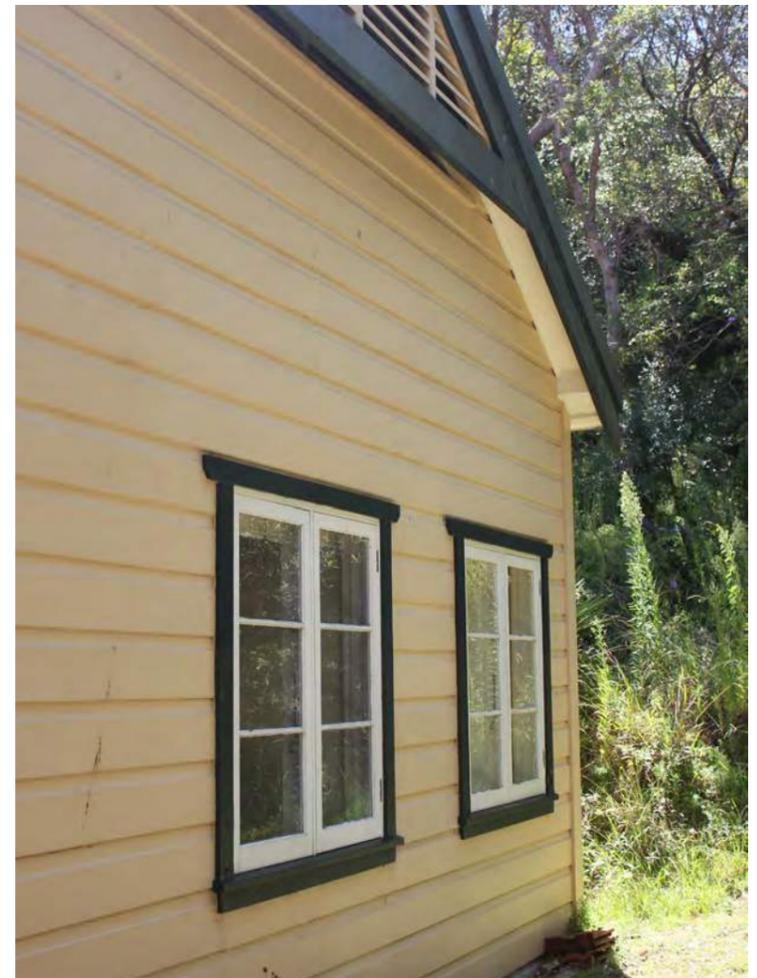
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 PROPOSED ELEVATIONS

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**Revision**  
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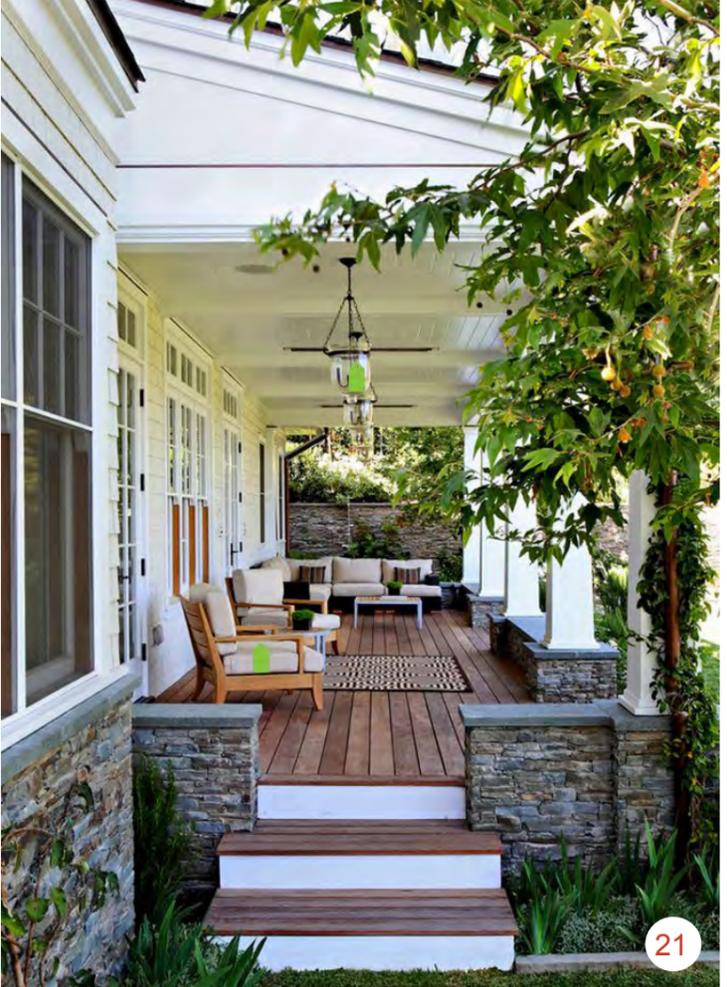
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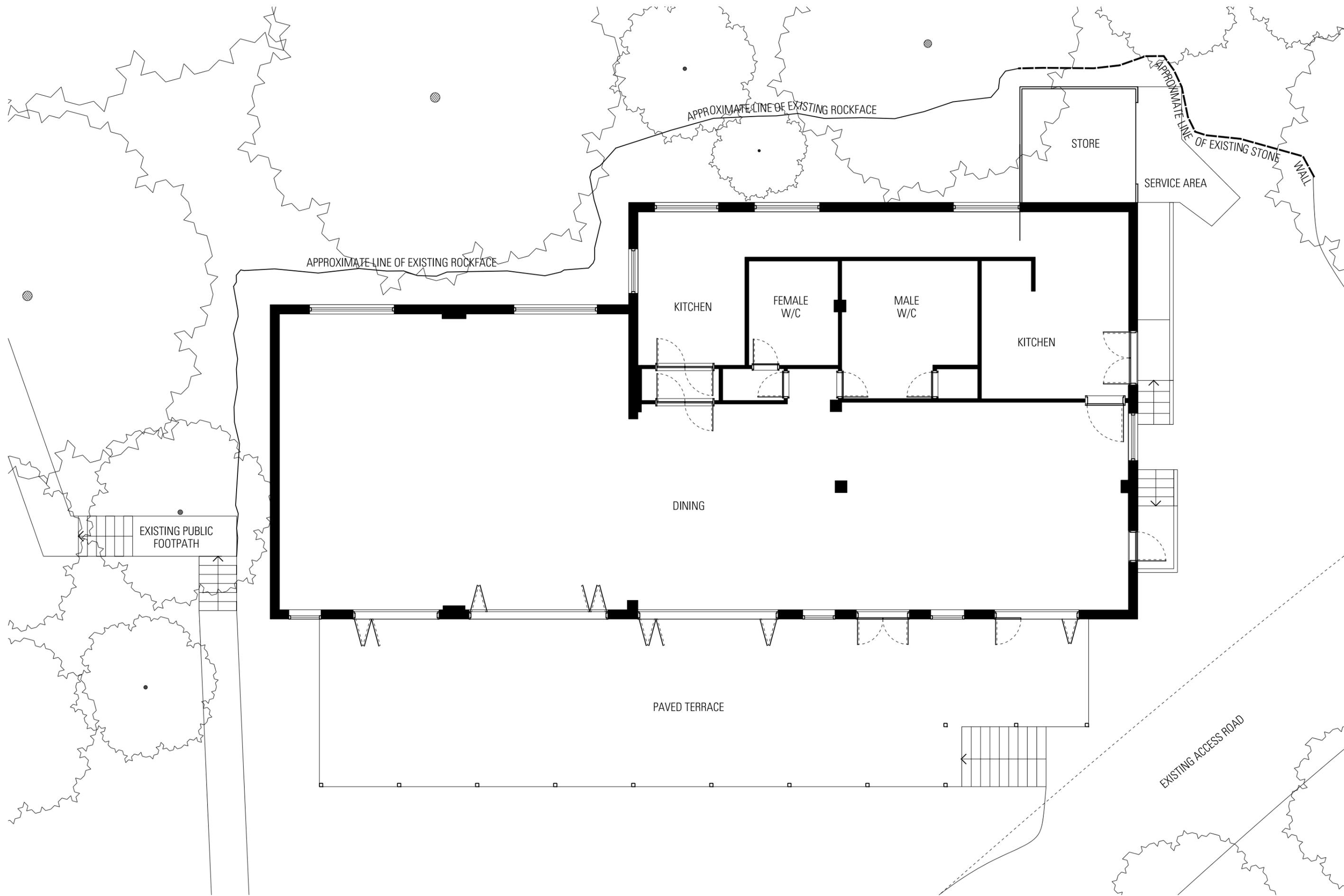


GAP BLUFF COTTAGE





# THE ARMOURY



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03	PVR	WD	Detail Concept

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 10-04-15  
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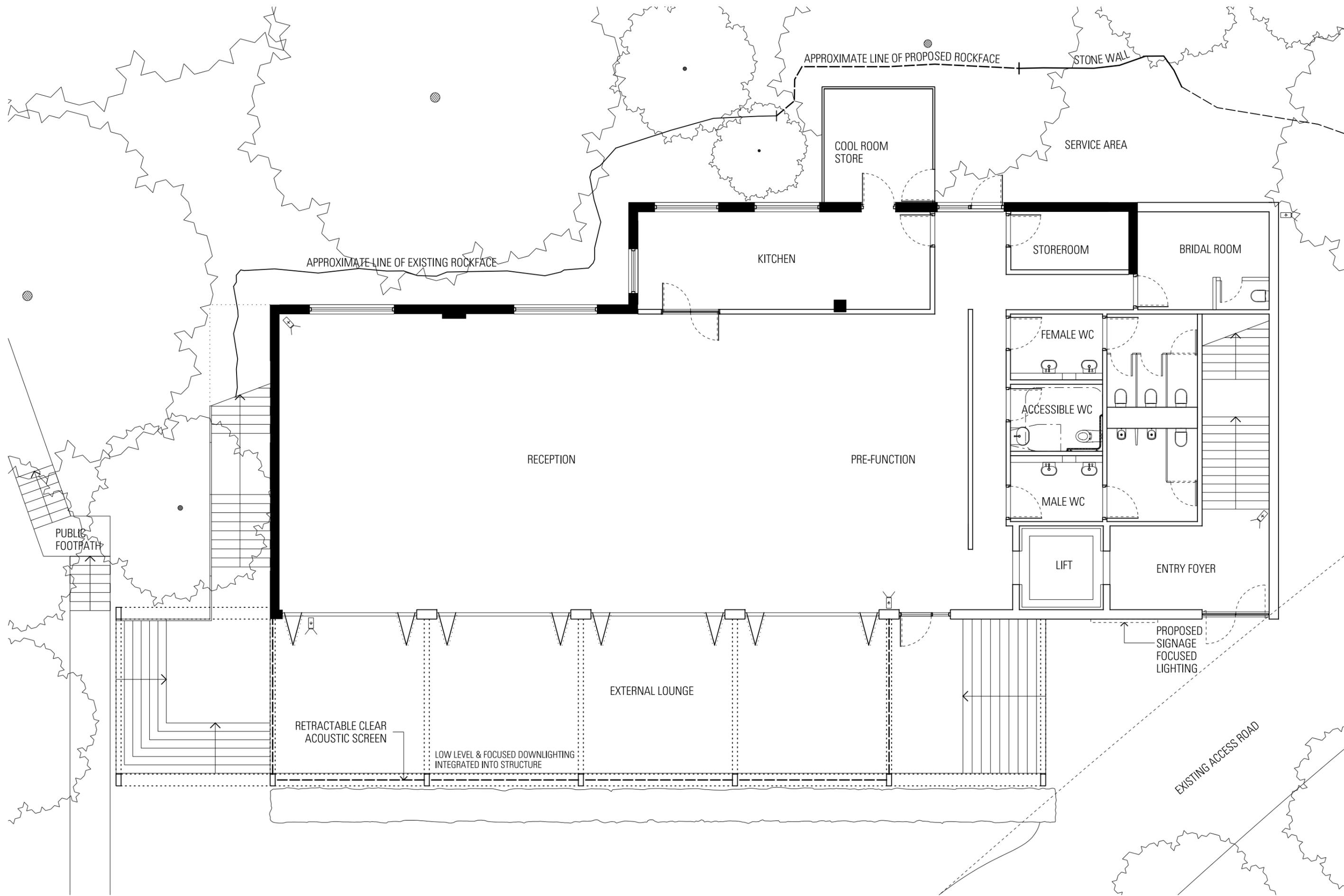


**Project Title**  
 GAP BLUFF

**Drawing Title**  
 ARMOURY  
 EXISTING GROUND FLOOR PLAN

**Project Number**  
 14006  
**Drawing Number**  
 PD-A-03-1020

**Documentation Stage**  
 DETAIL CONCEPT  
**Revision**  
 03



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**Date**  
 06-03-15  
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 PROPOSED GROUND FLOOR PLAN

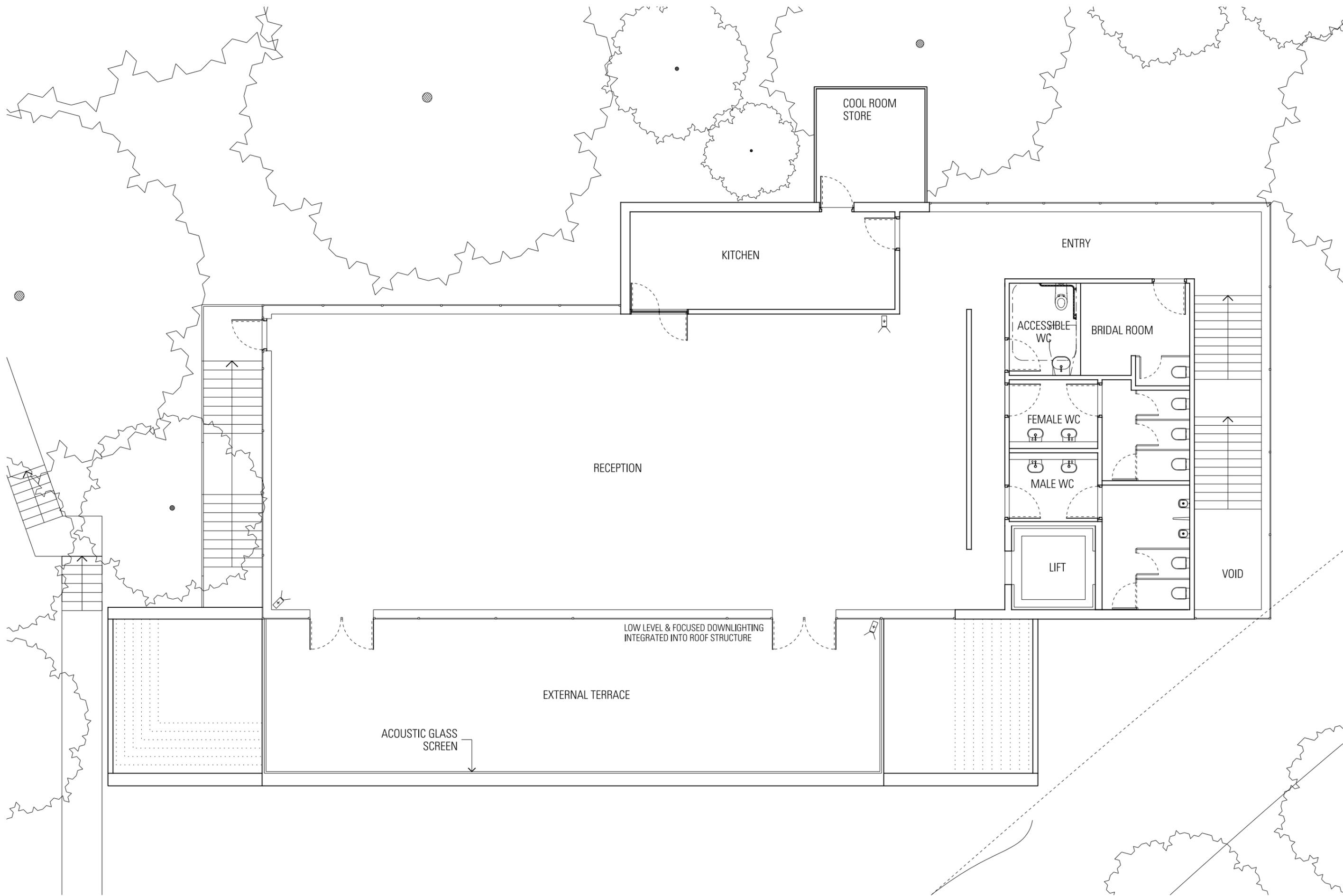
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**Documentation Stage**  
 DETAIL CONCEPT

**Revision**  
 06





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- 02	PVR	WD	Detail Concept
- 03	PVR	WD	Detail Concept
- 04	PVR	WD	Detail Concept

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 10-04-15  
 24-04-15  
 10-06-15

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**Project Title**  
**GAP BLUFF**

**Drawing Title**  
**ARMOURY PROPOSED FIRST FLOOR PLAN**

**Project Number**  
 14006

**Drawing Number**  
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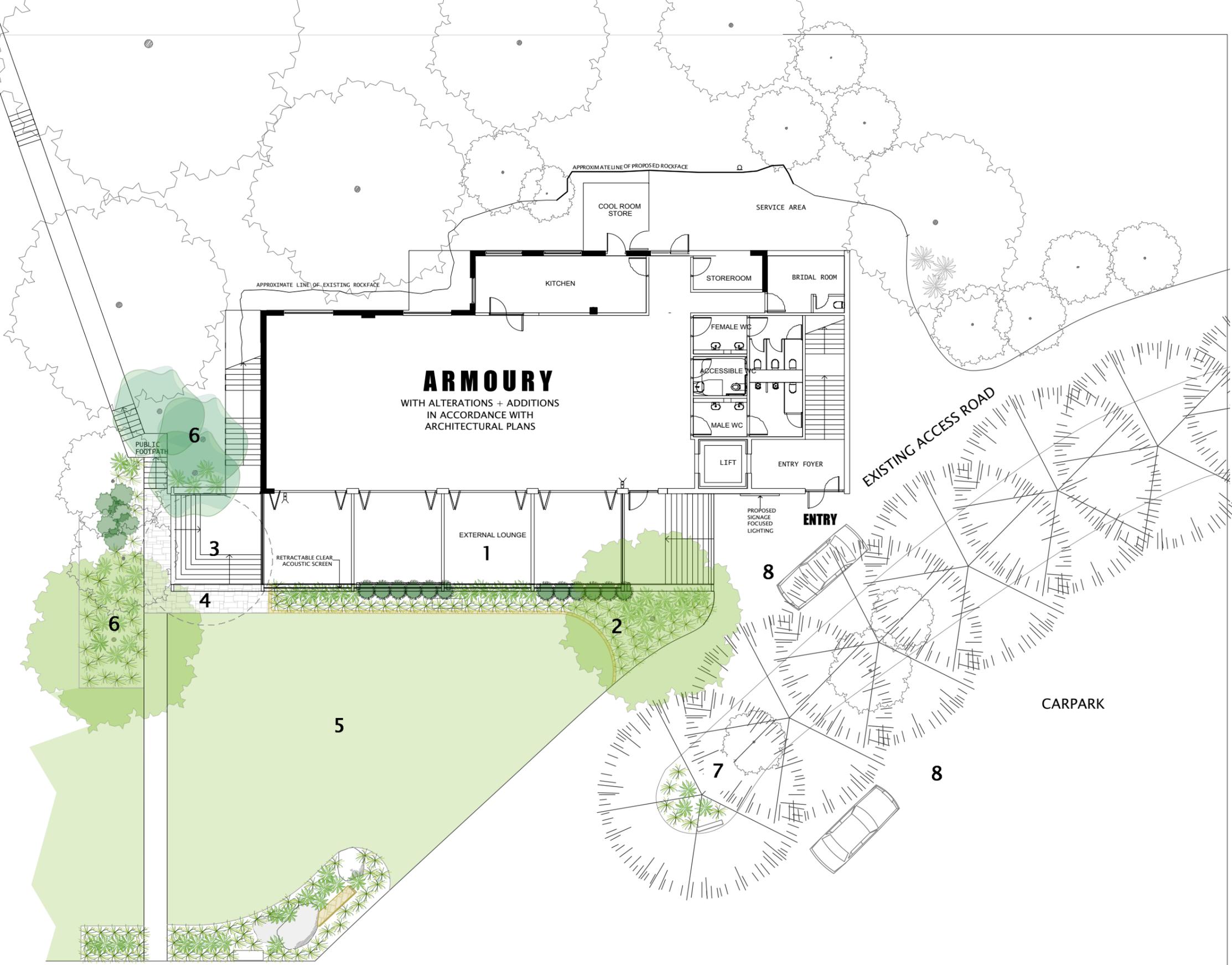
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**Revision**  
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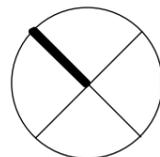
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# LEGEND

- 1 Existing external terrace modified to Architectural details. Extended views to Sydney Harbour maintained by low proposed foreground planting
- 2 Existing stone garden bed extended to include wider planting bed for *Cupaniopsis anacardioides* (Tuckeroo) feature tree. Tree proposed to replace same species to be removed for building works.
- Proposed planting to include:  
*Doryanthes excelsa* (GyMEA Lily)  
*Grevillea 'Canberra Gem'* (Red Spider Flower)  
*Lomandra longifolia* 'Tanika' (Fine Leaf Mat Rush)
- 3 New broad staircase providing access to Armoury from the north-west. Young *Cupaniopsis anacardioides* (Tuckeroo) tree to be removed and replaced (See Item 2)
- 4 New stone landing
- 5 Existing lawn to be retained and upgraded with topdressing, fertilising and regular maintenance
- 6 Existing group of *Eucalyptus sp.* and *Banksia integrifolia* to be enhanced with the addition of native vegetation including:  
*Cupaniopsis anacardioides* (Tuckeroo)  
*Banksia integrifolia* (Coast Banksia)  
*Banksia spinulosa* (Hairpin Banksia)  
*Doryanthes excelsa* (GyMEA Lily)  
*Lomandra longifolia* 'Tanika' (Fine Leaf Mat Rush)
- 7 Existing *Araucaria heterophylla* (Norfolk Island Pines) to be retained. Understorey to be cleared of noxious weeds including Asparagus Fern, and revegetated with local species understorey grasses in consultation with O.E.H. Planting on corner to carpark entrance to reflect proposed planting in general Armoury area
- 8 Existing driveway and carpark to be retained and upgraded as required



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## DETAIL LANDSCAPE CONCEPT PLANS Gap Bluff

for Gap Bluff Hospitality Pty Ltd



## ARMOURY

1:200 @ A3 SCALE  
 11.6.15 DATE  
 1510 JOB  
 CONCEPT B ISSUE

PD-L-03-1028 DWG

**PLANT PALETTE**  
NOTIONAL SCHEDULE

TREES

*Angophora hispida*  
*Banksia integrifolia*  
*Cupaniopsis anacardioides*

Dwarf Apple  
Coast Banksia  
Tuckeroo

SHRUBS

*Banksia spinulosa*  
*Grevillea 'Canberra Gem'*  
*Leptospermum laevigatum*  
*Westringia fruticosa*

Dwarf Bottle Brush  
Red Grevillea  
Coast Tea Tree  
Coast Rosemary

ACCENTS + GRASSES

*Doryanthes excelsa*  
*Lomandra hystrix 'Katie Belles'*  
*Lomandra 'Tanika'*

Gynea Lily  
Spiny Mat Rush  
Fine Leaf Mat Rush



**THE ARMOURY**

- uncluttered landscape reflecting past + present utilitarian function of building
- external terrace offering extended views into the landscape to Sydney Harbour
- strong foliage forms with contrasting textures and shades of green
- natives + local indigenous species
- lawn upgraded and enhanced with border plantings



BANKSIA INTEGRIFOLIA



CUPANIOPSIS ANACARDIODES



DORYANTHES EXCELSA



BANKSIA SPINULOSA



GREVILLEA 'CANBERRA GEM'



LOMANDRA 'TANIKA'



LOMANDRA HYSTRIX 'KATIE BELLES'

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Gap Bluff

**AMOURY**  
Plant & Materials Palette

DWG PD-L-03-1029

EXISTING RIDGE LEVEL

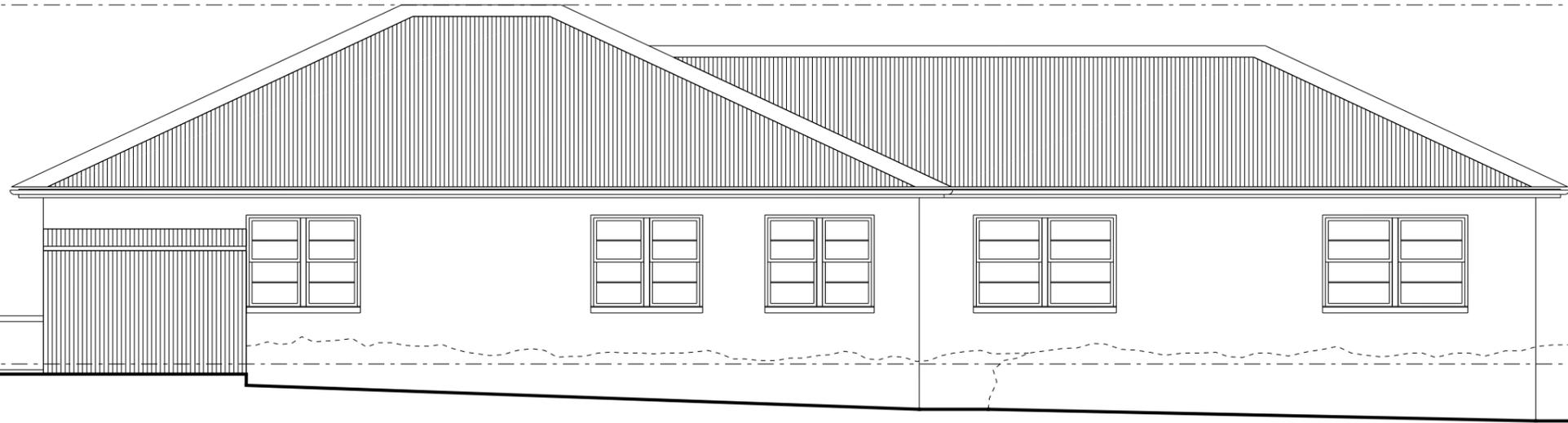
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1 SOUTH ELEVATION

EXISTING RIDGE LEVEL

EXISTING FFL



EXISTING ROCK FACE EXTENTS TBC

2 NORTH ELEVATION

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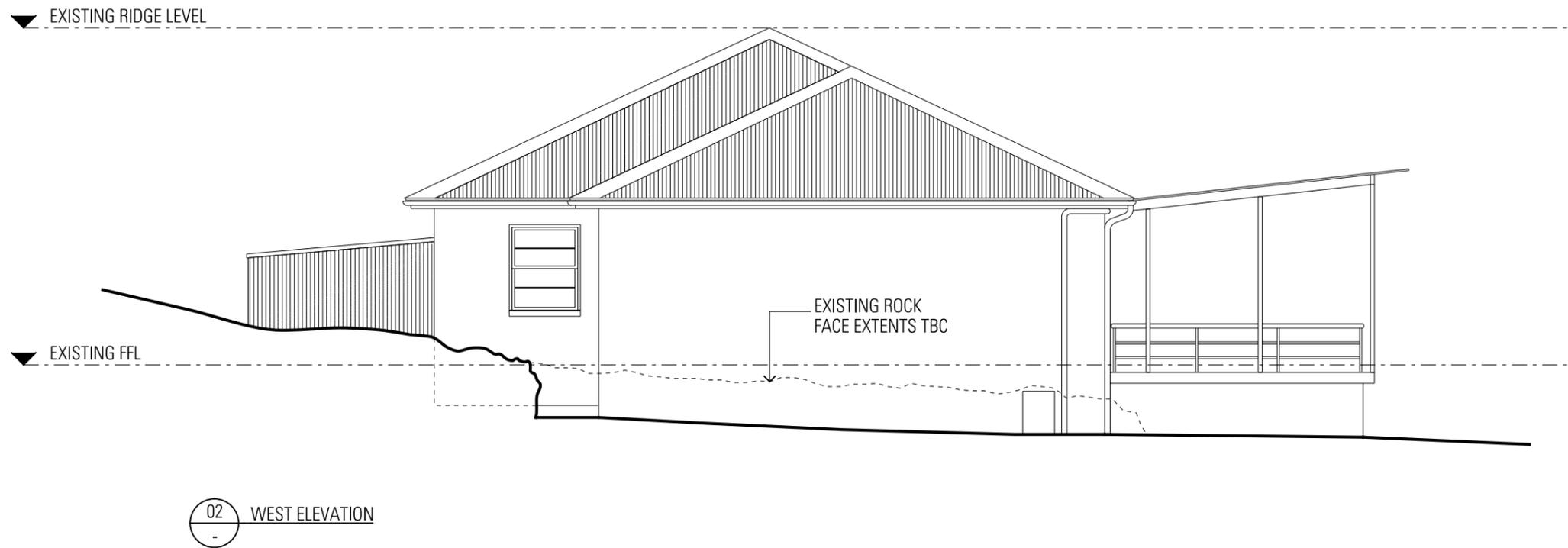
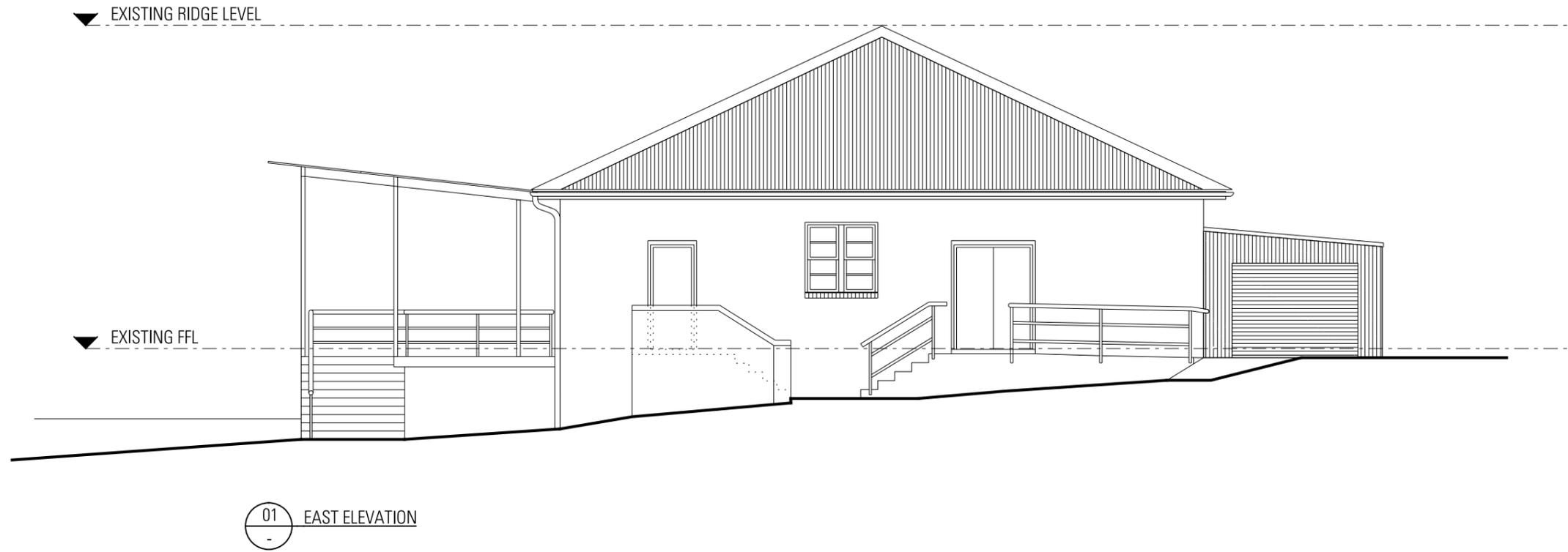
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GAP BLUFF

**Drawing Title**  
ARMOURY  
EXISTING NORTH AND SOUTH  
ELEVATIONS

**Project Number**  
14006  
**Drawing Number**  
PD-A-03-2020

**Documentation Stage**  
DETAIL CONCEPT  
**Revision**  
02



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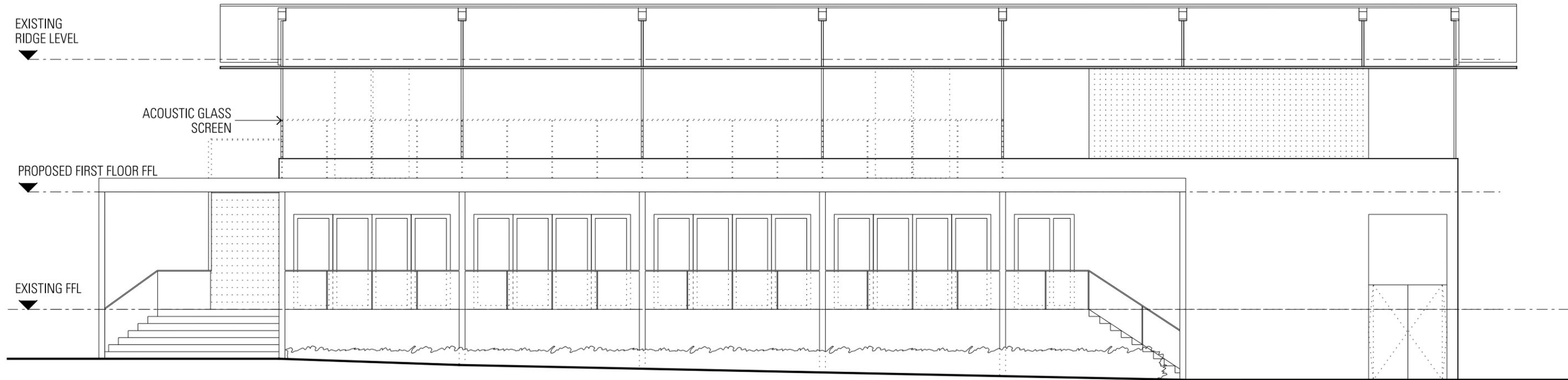
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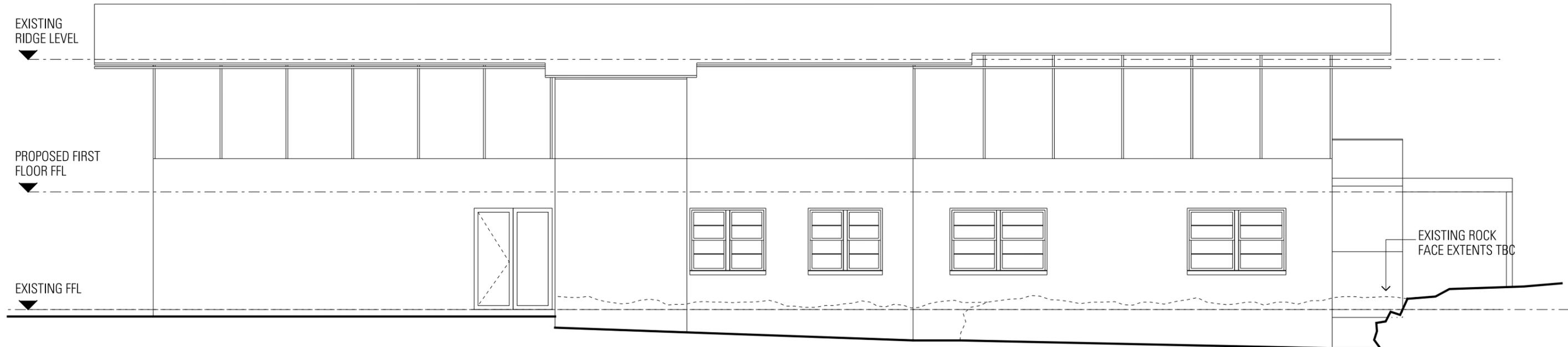
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ARMOURY  
EXISTING EAST AND WEST  
ELEVATIONS

Project Number  
14006  
Drawing Number  
PD-A-03-2021

Documentation Stage  
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Revision  
02



01 SOUTH ELEVATION



02 NORTH ELEVATION

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**Client**  
 GAP BLUFF HOSPITALITY PTY LTD

Rev	App	Cl	Revision or reason for issue
01	PVR	WD	Draft Concept
02	PVR	WD	Detail Concept
03	PVR	WD	Detail Concept

**Date**  
 06-03-15  
 10-04-15  
 24-04-15

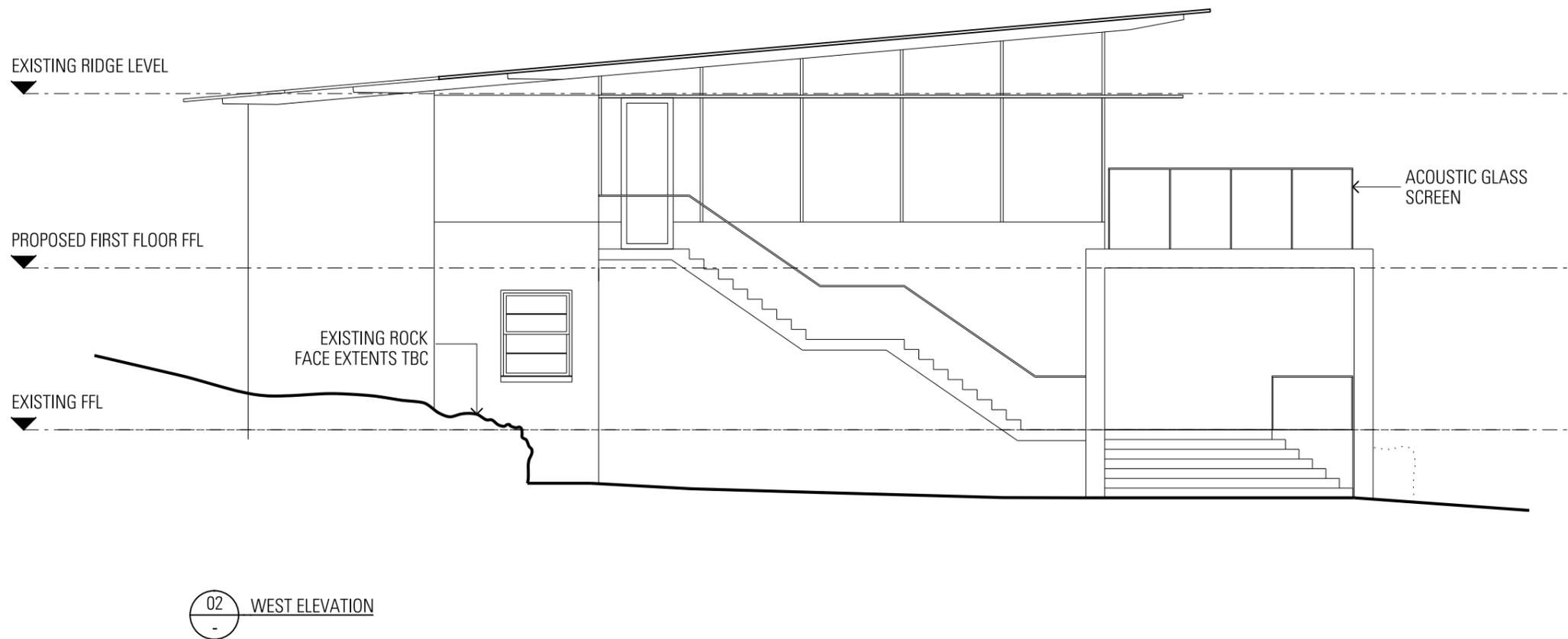
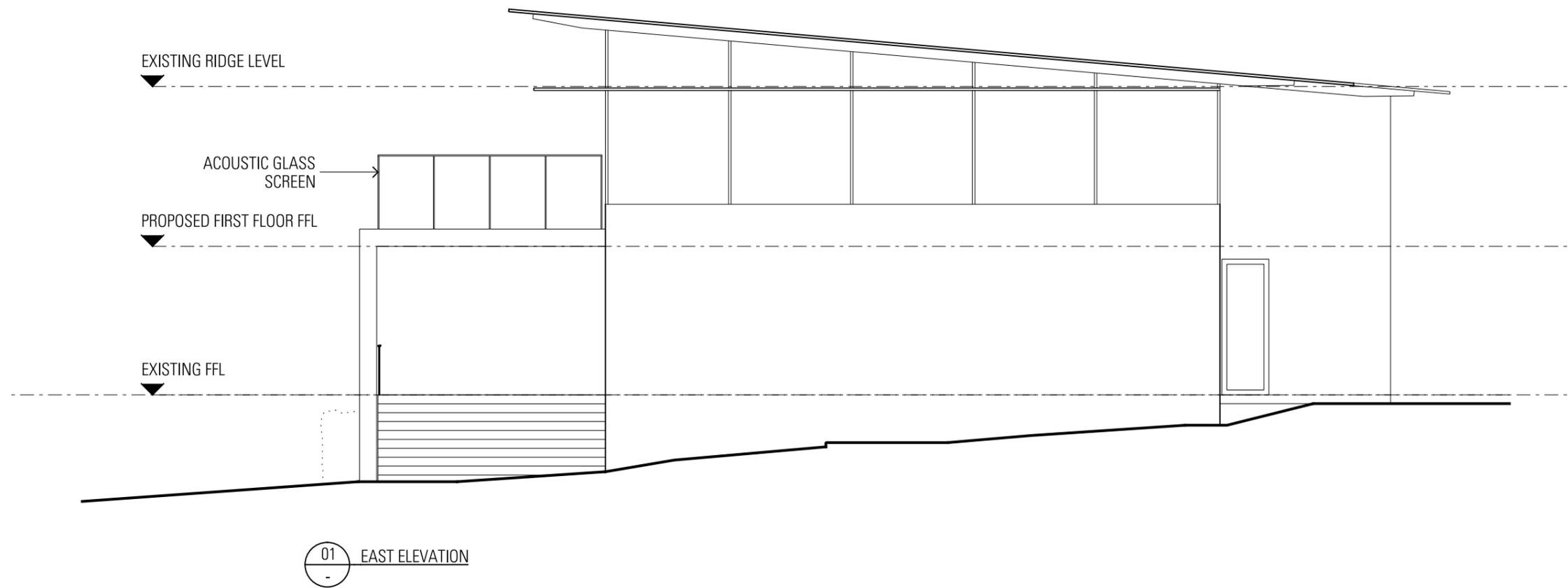
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**Project Title**  
 GAP BLUFF

**Drawing Title**  
 ARMOURY  
 PROPOSED NORTH AND SOUTH  
 ELEVATIONS

**Project Number**  
 14006  
**Drawing Number**  
 PD-A-03-2025

**Documentation Stage**  
 DETAIL CONCEPT  
**Revision**  
 03



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- 01	PVR	WD	Draft Concept
- 02	PVR	WD	Detail Concept
- 03	PVR	WD	Detail Concept

**Date**  
 06-03-15  
 10-04-15  
 24-04-15

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**Project Title**  
 GAP BLUFF

**Drawing Title**  
 ARMOURY  
 PROPOSED EAST AND WEST  
 ELEVATIONS

**Project Number**  
 14006  
**Drawing Number**  
 PD-A-03-2026

**Documentation Stage**  
 DETAIL CONCEPT  
**Revision**  
 03



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Rev	App	Cl	Revision or reason for issue	Date
01	PVR	WD	Draft Concept	06-03-15
02	PVR	WD	Detail Concept	10-04-15

**Scale / North Point**  
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**Project Title**  
**GAP BLUFF**

**Drawing Title**  
**ARMOURY EXISTING PERSPECTIVE**

**Project Number**  
 14006

**Drawing Number**  
 PD-A-03-8001

**Documentation Stage**  
 DETAIL CONCEPT

**Revision**  
 02





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Rev	App	Clk	Revision or reason for issue	Date
- 01	PVR	WD	Draft Concept	06-03-15
- 02	PVR	WD	Detail Concept	10-04-15
- 03	PVR	WD	Detail Concept	10-06-15
- 04	PVR	WD	Detail Concept	29-06-15

**Scale / North Point**  
 NOT TO SCALE

**Project Title**  
 GAP BLUFF

**Drawing Title**  
 ARMOURY  
 PROPOSED PRESPECTIVE

**Project Number**  
 14006

**Drawing Number**  
 PD-A-03-8002

**Documentation Stage**  
 DETAIL CONCEPT

**Revision**  
 04



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Rev	App	Clid	Revision or reason for issue
01	PVR	WD	Draft Concept
02	PVR	WD	Detail Concept
03	PVR	WD	Detail Concept
04	PVR	WD	Detail Concept

**Date**  
 06-03-15  
 10-04-15  
 10-06-15  
 29-06-15

**Scale / North Point**  
 NOT TO SCALE

**Project Title**  
 GAP BLUFF

**Drawing Title**  
 ARMOURY  
 EXISTING VIEW FROM HARBOUR

**Project Number**  
 14006  
**Drawing Number**  
 PD-A-03-8003

**Documentation Stage**  
 DETAIL CONCEPT  
**Revision**  
 04



ARMOURY

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Rev	App	Clk	Revision or reason for issue
- 01	PWR	WD	Draft Concept
- 02	PWR	WD	Detail concept
- 03	PWR	WD	Detail concept

**Date**  
 06-03-15  
 10-04-15  
 29-06-15

**Scale / North Point**  
 NOT TO SCALE

**Project Title**  
 GAP BLUFF

**Drawing Title**  
 ARMOURY  
 PROPOSED VIEW FROM HARBOUR

**Project Number**  
 14006  
**Drawing Number**  
 PD-A-03-8004

**Documentation Stage**  
 DETAIL CONCEPT  
**Revision**  
 03



ARMOURY

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05.03.2016  
28.09.15  
10:00 AM

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**Image Notes:**  
Artistic Impression Only  
Final lighting levels and impacts will form part of the detail design phase and subject to specialist input.

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Rev	App	Clk	Revision or reason for issue
- 00	PVR	WD	Detail concept
- 01	PVR	WD	Detail concept

**Date:**  
12-06-15  
29-06-15

**Scale / North Point**  
NOT TO SCALE

**Project Title**  
GAP BLUFF

**Drawing Title**  
ARMOURY  
PROPOSED VIEW FROM HARBOUR - NIGHT

**Project Number**  
14006  
**Drawing Number**  
PD-A-03-8005

**Documentation Stage**  
DETAIL CONCEPT  
**Revision**  
01

MATERIALS PALLETTE

- STANDING SEAM METAL SKILLION ROOF - LOW REFLECTIVITY
- GLASS BALUSTRADING
- HORIZONTAL TIMBER CLADDING
- MASONRY
- CONCRETE COLUMN/BEAM TO PERGOLA



- STANDING SEAM METAL SKILLION ROOF



- STANDING SEAM METAL SKILLION ROOF



- GLASS BALUSTRADING



- HORIZONTAL TIMBER CLADDING



- HORIZONTAL TIMBER CLADDING



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- CONCRETE COLUMN/BEAM TO PERGOLA



- CONCRETE COLUMN/BEAM TO PERGOLA

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Rev	App	Cl	Revision or reason for issue
01	PVR	WD	Draft Concept
02	PVR	WD	Detail Concept

Date
06-03-15
10-04-15

Scale / North Point

Project Title  
GAP BLUFF

Drawing Title  
ARMOURY  
MATERIALS PALLETTE

Project Number  
14006  
Drawing Number  
PD-A-03-8010

Documentation Stage  
DETAIL CONCEPT  
Revision  
02

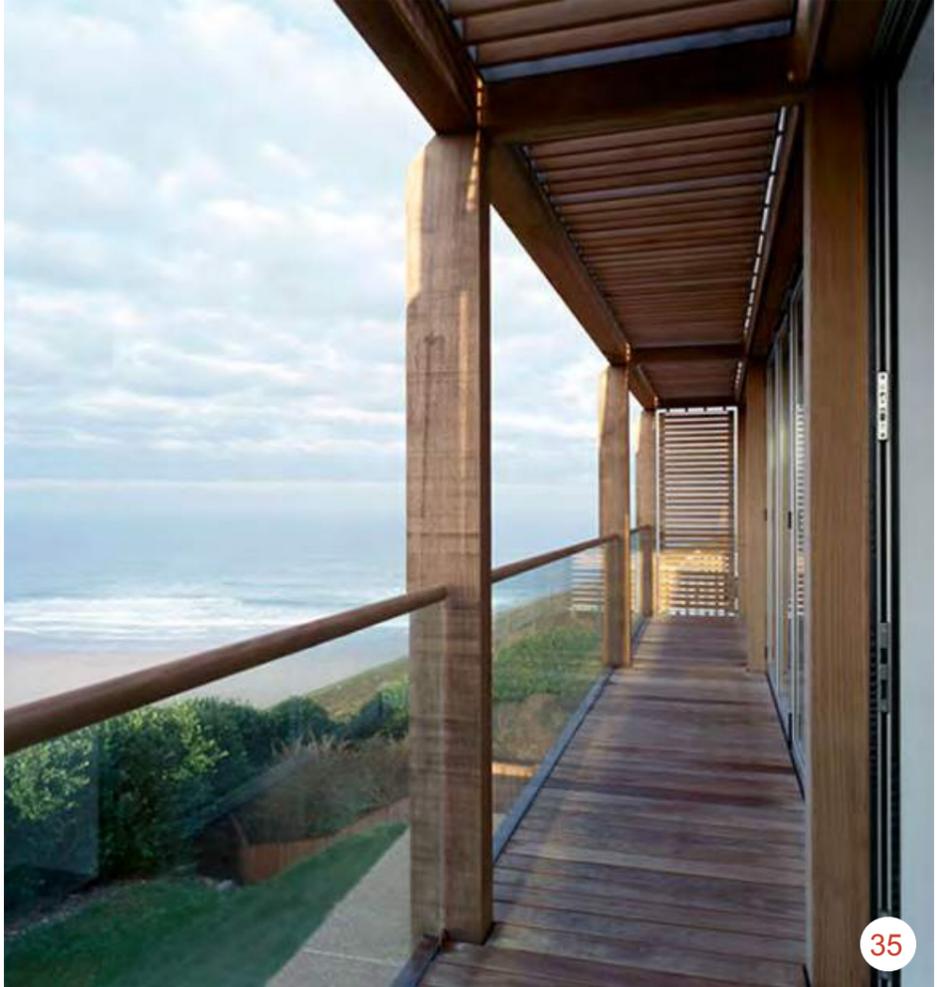
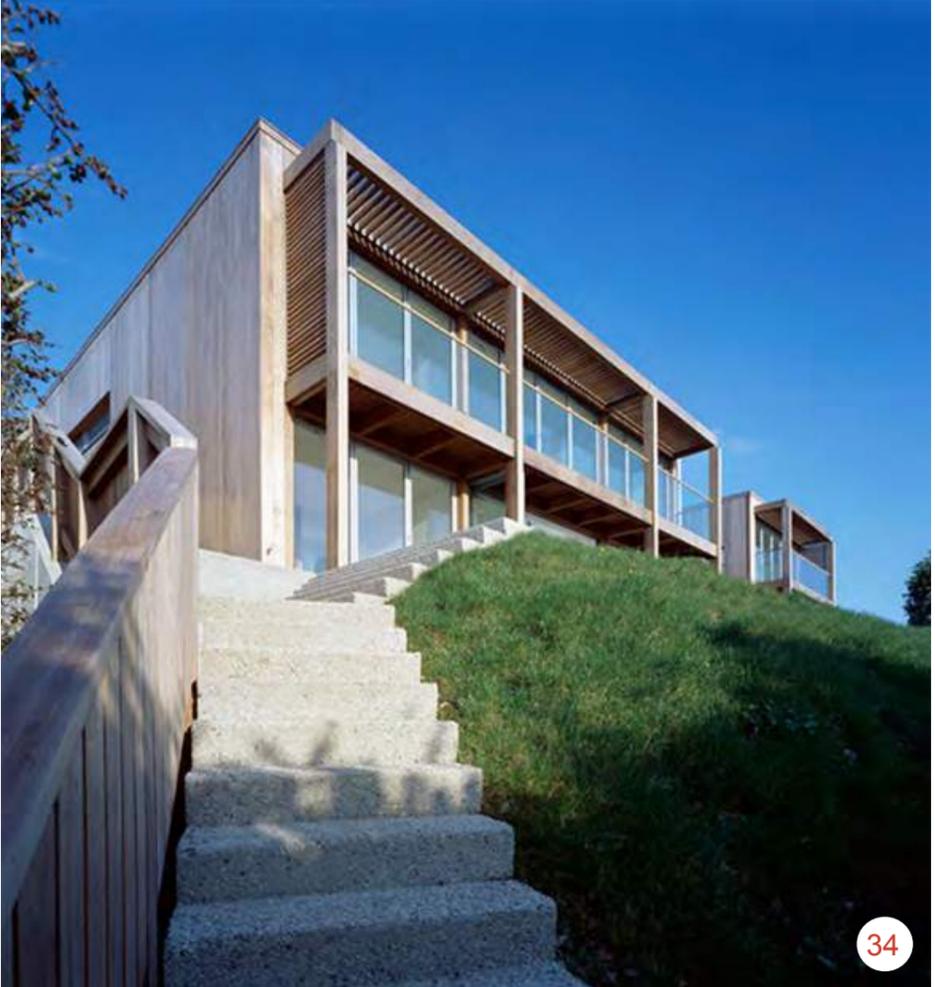
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THE ARMOURY

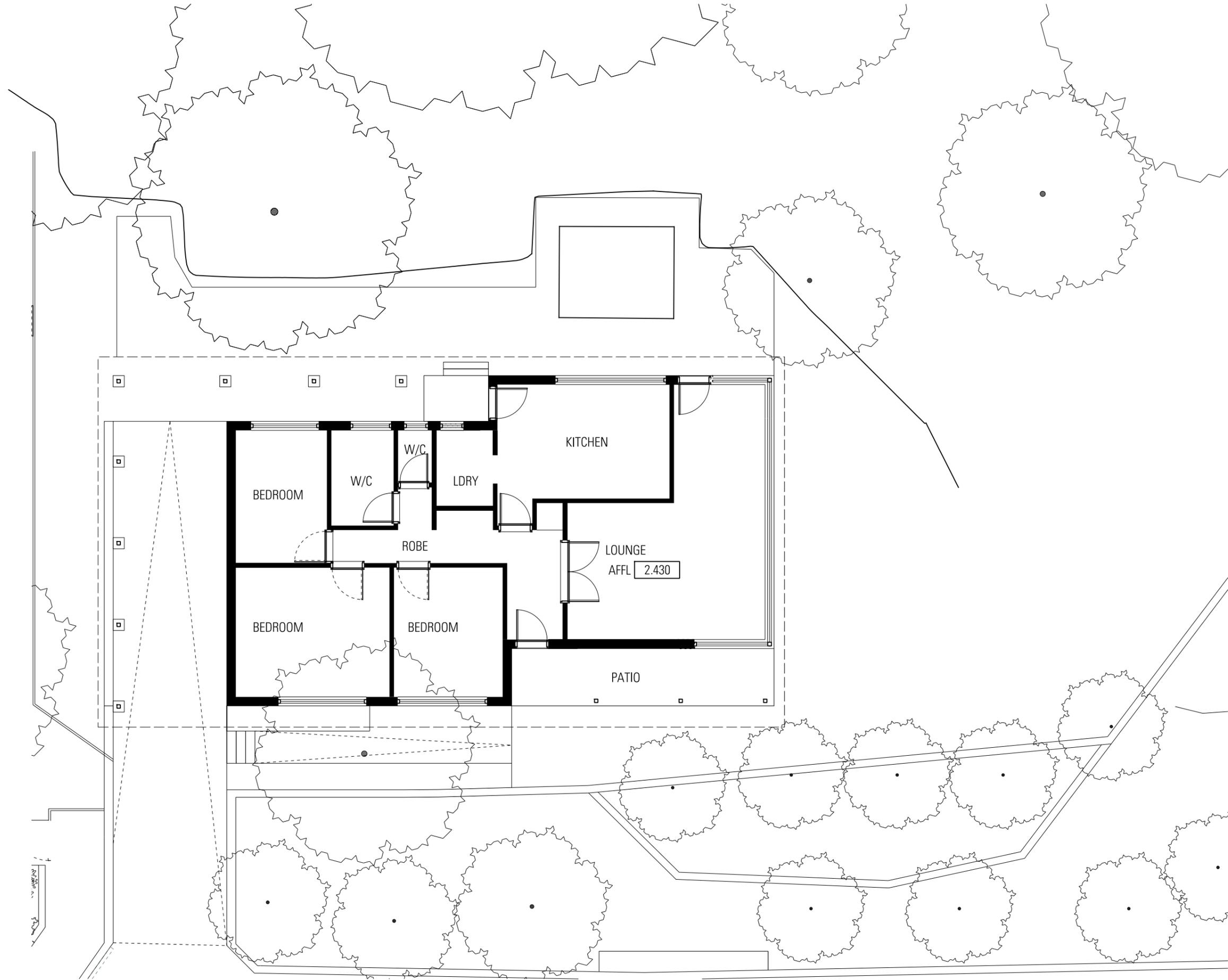








33 CLIFF STREET



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03	PVR	WD	Detail Concept	10-05-15

**Scale / North Point**  
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**Project Title**  
 GAP BLUFF

**Drawing No.**  
 33 CLIFF STREET  
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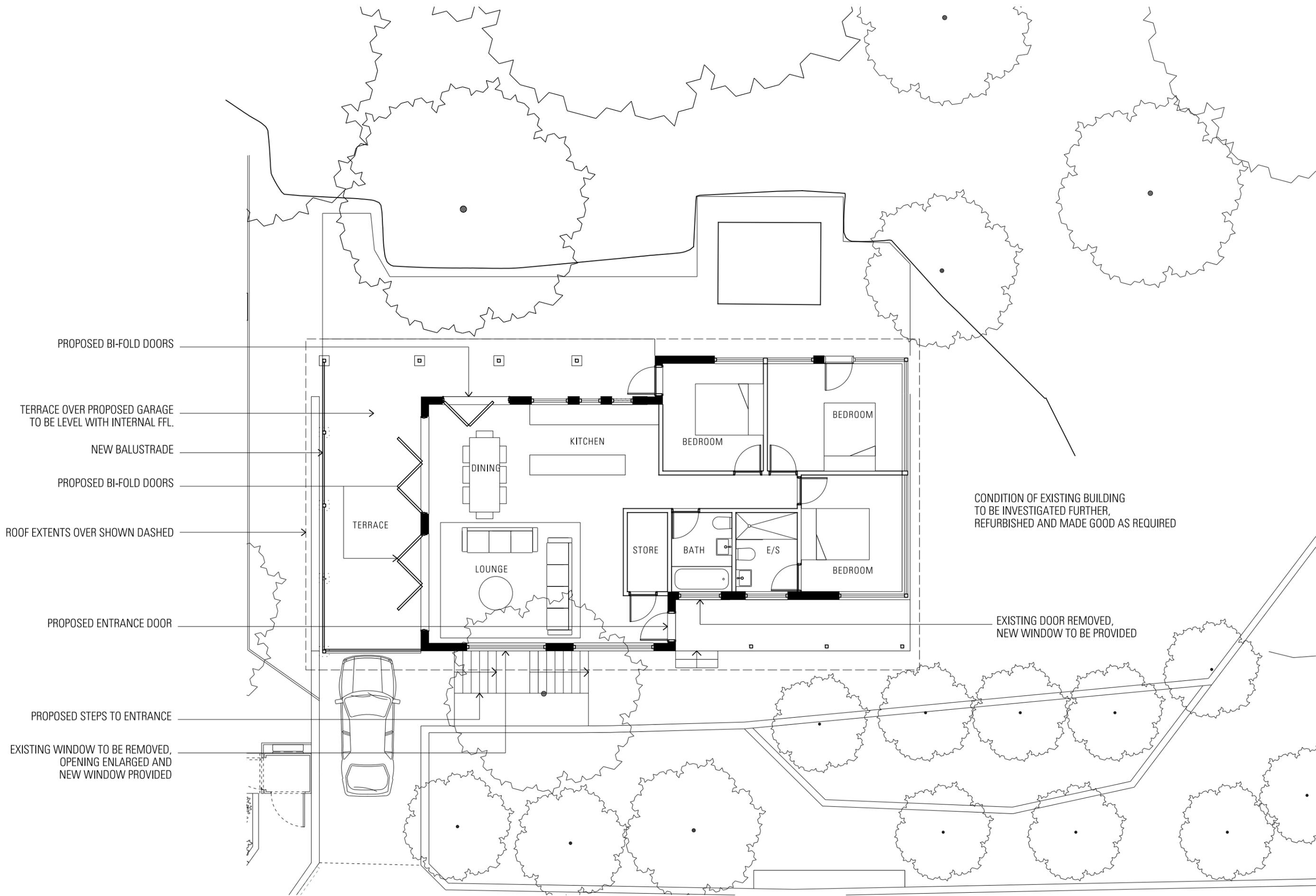
**Project Number**  
 14006

**Drawing Number**  
 PD-A-04-1030

**Documentation Stage**  
 DETAIL CONCEPT

**Revision**  
 03

PKA-04-1030-03  
 10/05/15



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03	PVR	WD	Detail Concept	10-05-15

**Scale / North Point**  
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**Project Title**  
 GAP BLUFF

**Drawing Title**  
 33 CLIFF STREET  
 PROPOSED GROUND FLOOR PLAN

**Project Number**  
 14006

**Drawing Number**  
 PD-A-04-1035

**Documentation Stage**  
 DETAIL CONCEPT

**Revision**  
 03



# PLANT PALETTE

## NOTIONAL SCHEDULE

### SITE

#### TREES

<i>Banksia integrifolia</i>	Coast Banksia
<i>Corymbia 'Summer Beauty'</i>	Dwarf Gum
<i>Cupaniopsis anacardioides</i>	Tuckeroo

#### SHRUBS

<i>Acmena smithii 'Sublime'</i>	Dwarf Lillypilly
<i>Banksia spinulosa</i>	Hairpin Banksia
<i>Correa alba</i>	White Correa
<i>Elaeagnus macrophyllus</i>	Russian Olive
<i>Leptospermum laevigatum</i>	Coastal Tea Tree
<i>Rosmarinus officinalis</i>	Rosemary
'Tuscan Blue'	
<i>Westringia fruticosa</i>	Coast Rosemary

#### ACCENTS + GRASSES

<i>Alcantarea imperialis 'Rubra'</i>	Alcantarea
<i>Agave attenuata</i>	Century Plant
<i>Asplenium nudum</i>	Bird's Nest Fern
<i>Beschorneria yuccoides</i>	Mexican Lily
<i>Carpobrotus glaucescens</i>	Pigface
<i>Casuarina 'Cousin It'</i>	Prostrate Sheoak
<i>Cissus antarctica</i>	Kangaroo Vine
<i>Doryanthes excelsa</i>	Gymea Lily
<i>Lomandra 'Nyalla'</i>	Fine Leaf Mat Rush
<i>Yucca 'Elephantipes'</i>	Yucca



### CONTEMPORARY COASTAL GARDEN

- informal soft flowing lines and unstructured planting
- coastal foliage tones of grey, blue-grey, dark green
- high component of local and native species suitable to coastal location
- low maintenance, low water species



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TRISH DOBSON  
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ABN 57 241 486 158

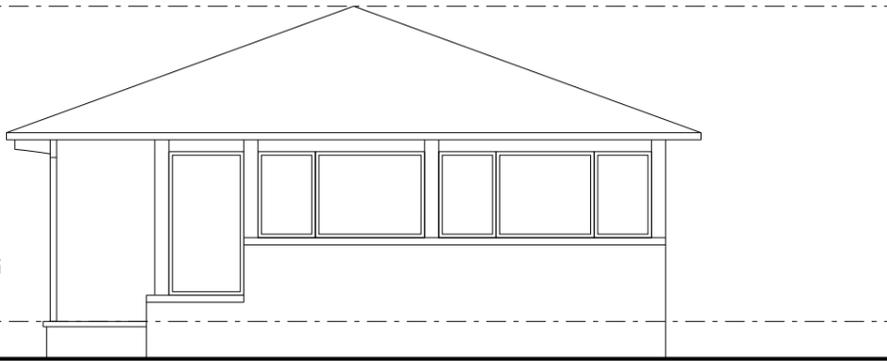
Gap Bluff

**CLIFF STREET COTTAGE**  
Plant & Materials Palette

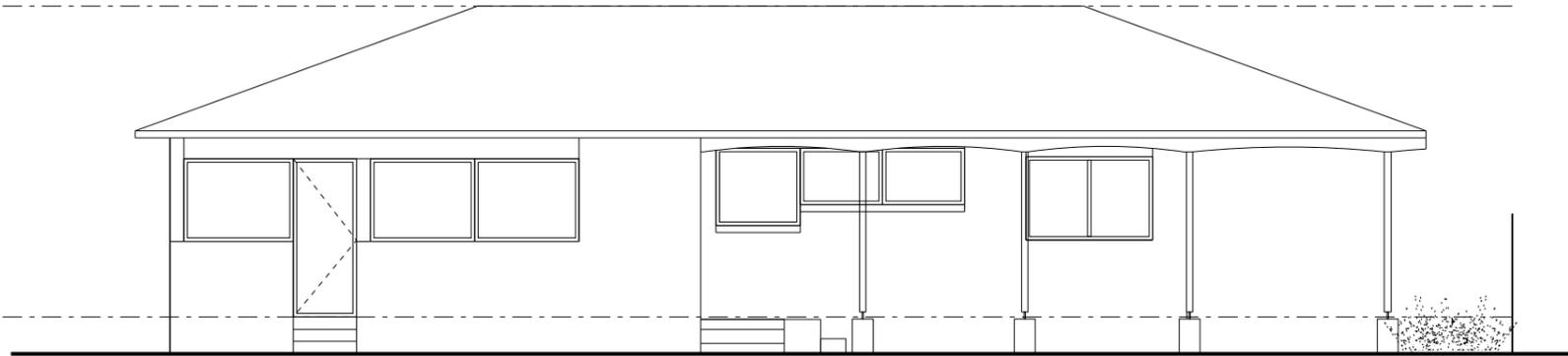
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EXISTING RIDGE LEVEL

EXISTING FFL



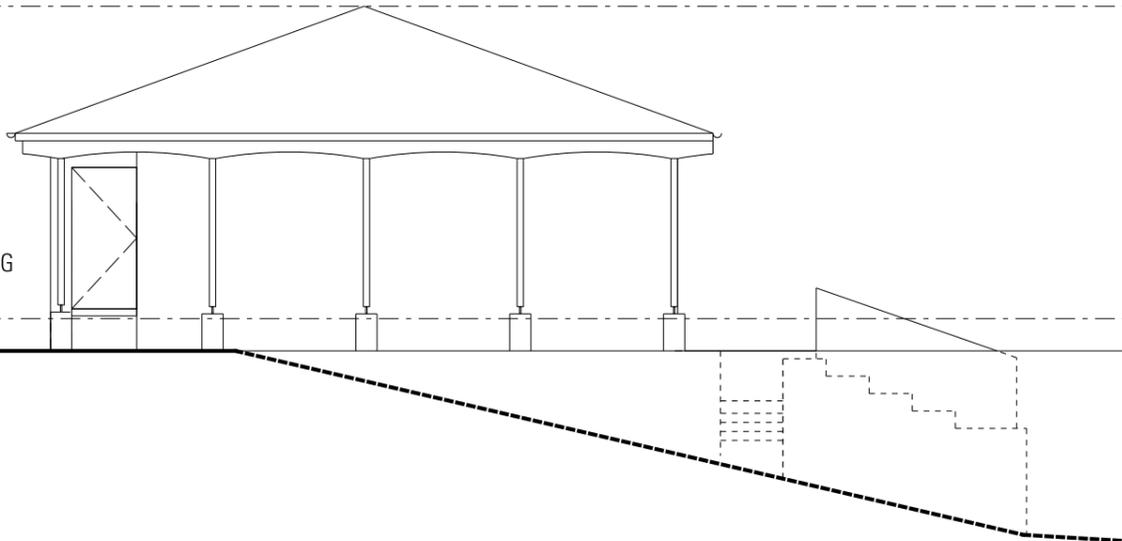
1 SOUTH ELEVATION



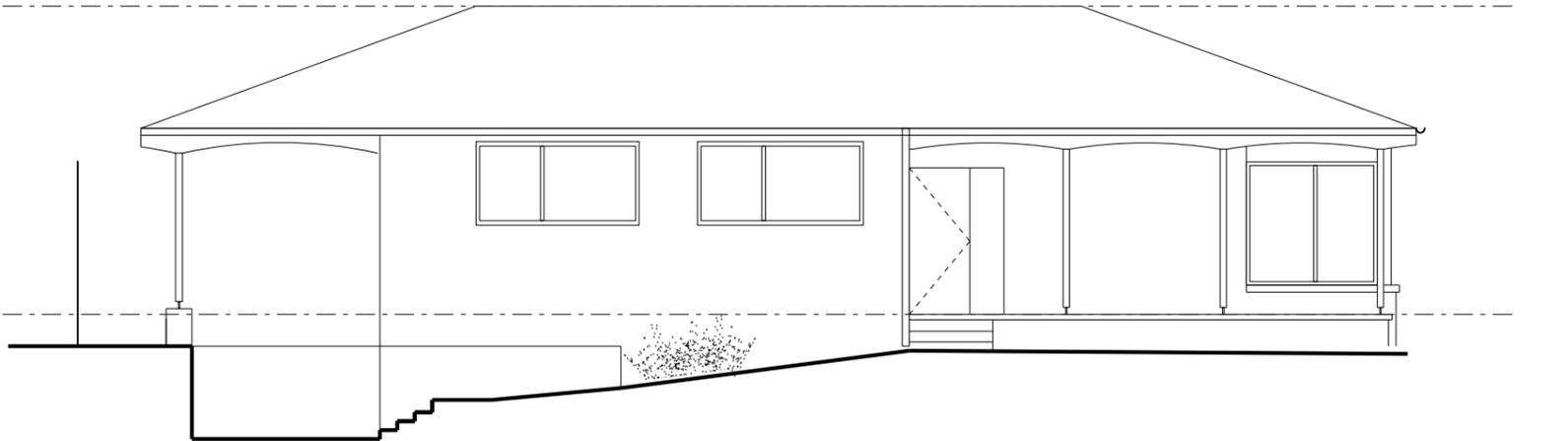
2 EAST ELEVATION

EXISTING RIDGE LEVEL

EXISTING FFL



3 NORTH ELEVATION



4 WEST ELEVATION

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Rev	App	Cl	Revision or reason for issue
01	PVR	WD	Draft Concept
02	PVR	WD	Detail Concept

**Date**  
 06-03-15  
 10-04-15

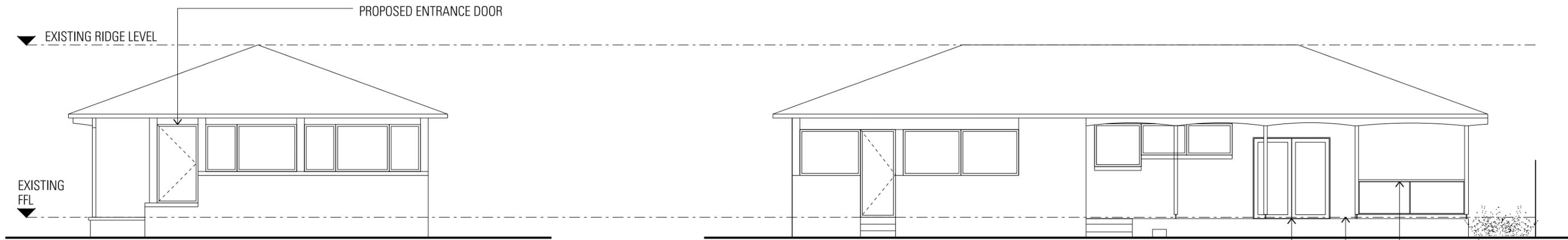
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**Project Title**  
 GAP BLUFF

**Drawing Title**  
 33 CLIFF STREET  
 EXISTING ELEVATIONS

**Project Number**  
 14006  
**Drawing Number**  
 PD-A-04-2030

**Documentation Stage**  
 DETAIL CONCEPT  
**Revision**  
 02



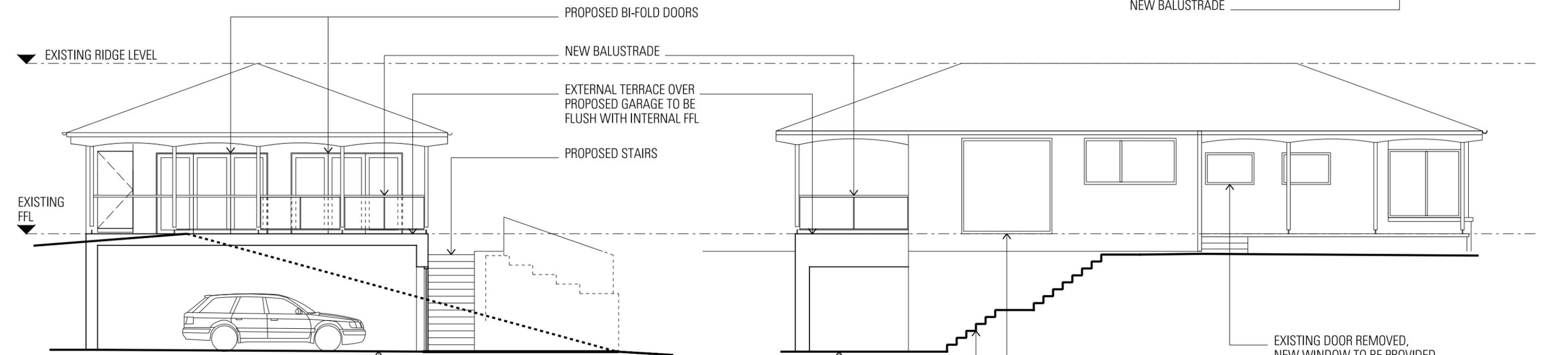
1 SOUTH ELEVATION

2 EAST ELEVATION

PROPOSED BI-FOLD DOORS

EXTERNAL TERRACE TO BE LEVEL WITH INTERNAL FFL

NEW BALUSTRADE



3 NORTH ELEVATION

4 WEST ELEVATION

EXTERNAL TERRACE OVER PROPOSED GARAGE TO BE FLUSH WITH INTERNAL FFL

PROPOSED STAIRS

EXISTING DOOR REMOVED, NEW WINDOW TO BE PROVIDED

EXISTING WINDOW TO BE REMOVED, OPENING SIZE ENLARGED + NEW WINDOW PROVIDED

PROPOSED STAIRS

ESCAVATION REQUIRED TO ENABLE NEW GARAGE

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**Date**  
06-03-15  
10-04-15

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**Project Title**  
GAP BLUFF

**Drawing Title**  
33 CLIFF STREET  
PROPOSED ELEVATIONS

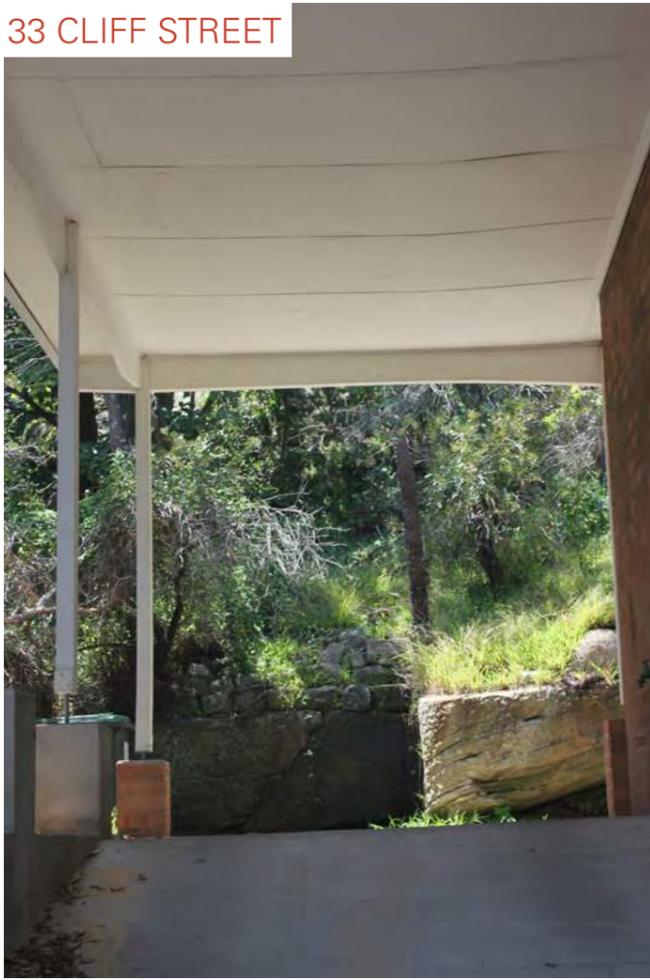
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14006  
**Drawing Number**  
PD-A-04-2035

**Documentation Stage**  
DETAIL CONCEPT  
**Revision**  
02



# MOOD BOARDS

33 CLIFF STREET





# CONSTABLES COTTAGE



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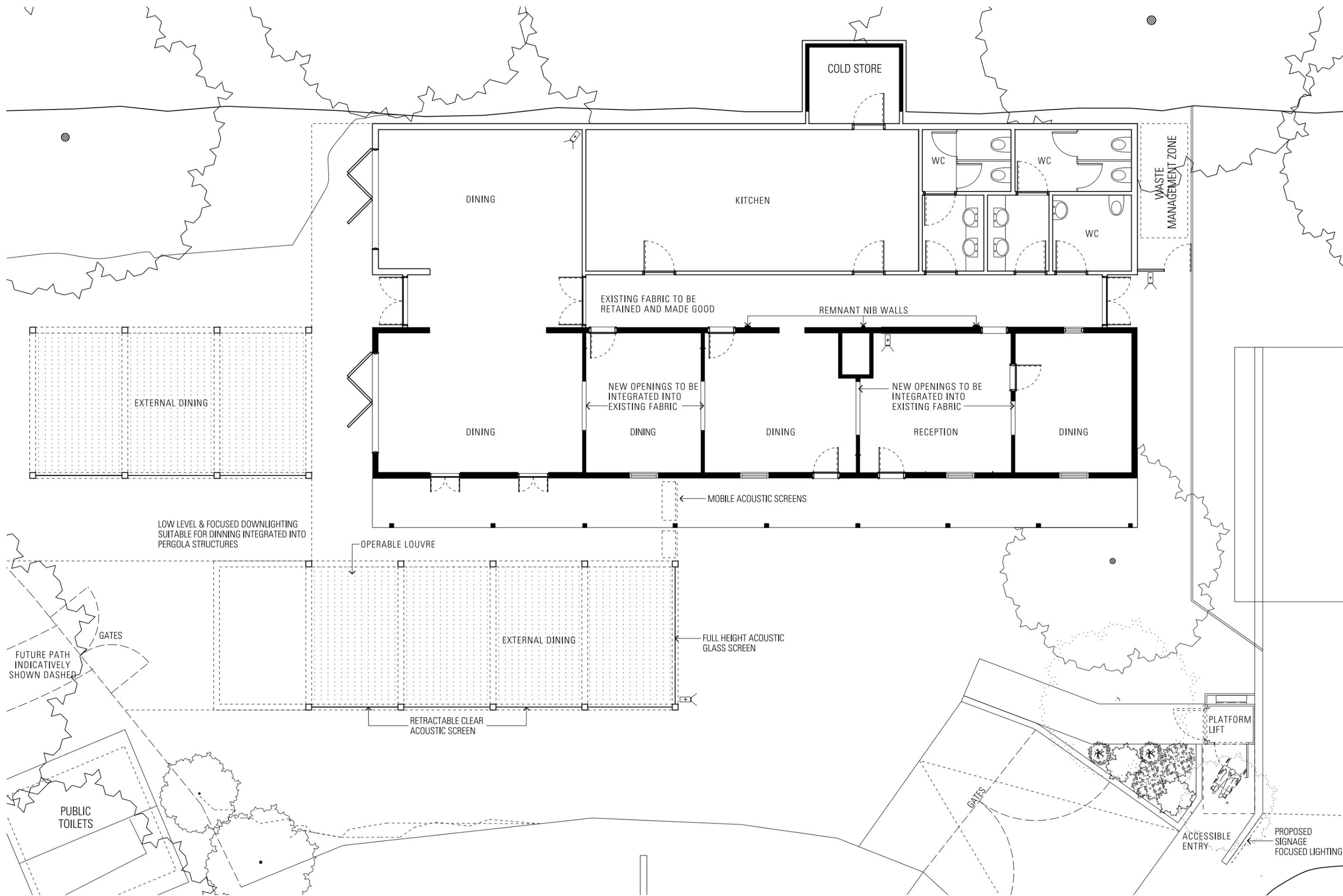


**Project Title**  
 GAP BLUFF

**Drawing Title**  
 CONSTABLES COTTAGE  
 EXISTING GROUND FLOOR PLAN

**Project Number**  
 14006  
**Drawing Number**  
 PD-A-05-1040

**Documentation Stage**  
 DETAIL CONCEPT  
**Revision**  
 03



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04	PVR	WD	Detail Concept
05	PVR	WD	Detail Concept
06	PVR	WD	Detail Concept

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 10-04-15  
 24-04-15  
 09-06-15  
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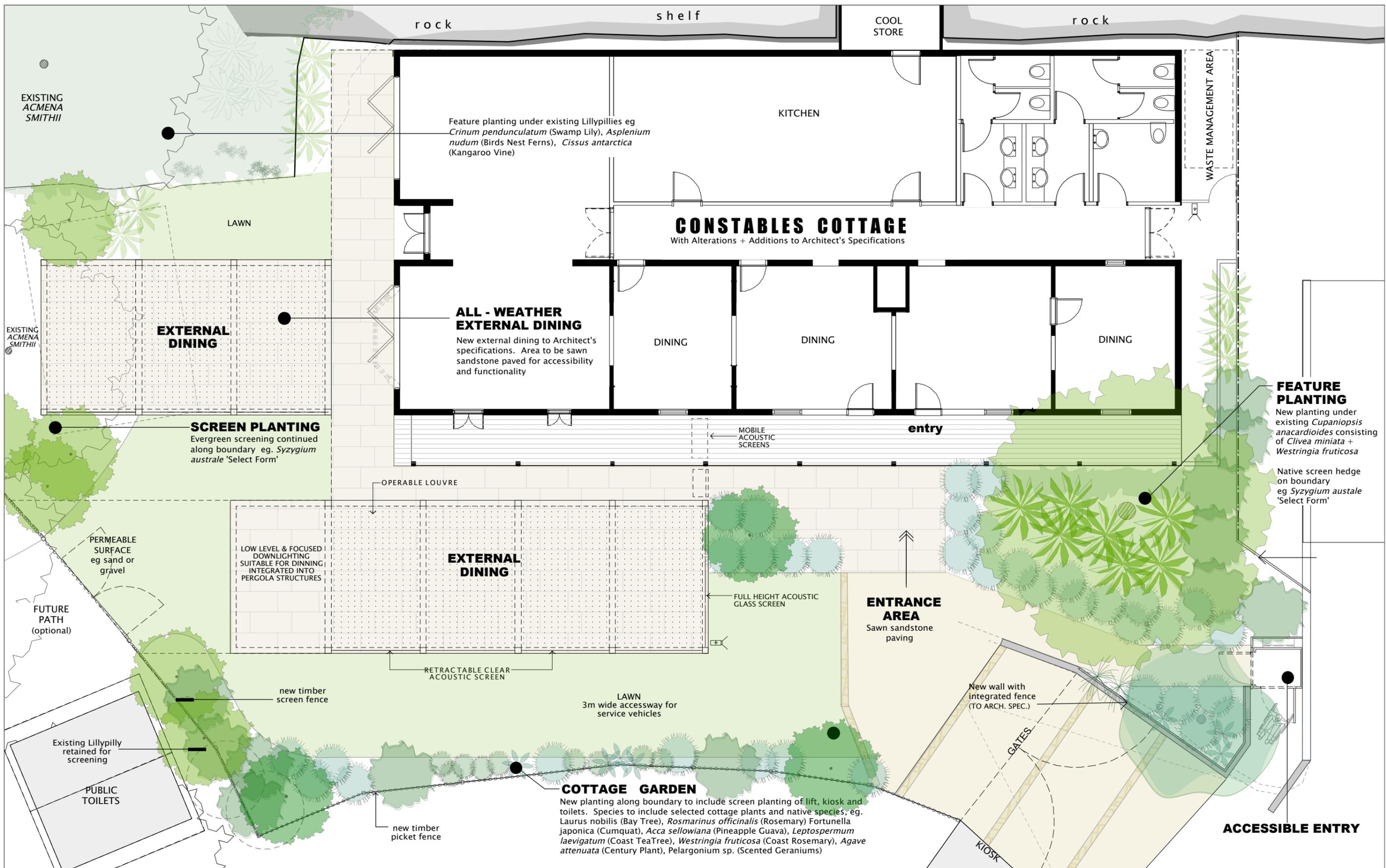
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**Project Number**  
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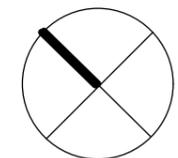
**Drawing Number**  
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**Documentation Stage**  
 DETAIL CONCEPT

**Revision**  
 06



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REGISTERED LANDSCAPE ARCHITECT #450 HORTICULTURIST  
ABN 57 241 486 158



**DETAIL LANDSCAPE  
CONCEPT PLANS**  
Gap Bluff  
for Gap Bluff Hospitality Pty Ltd



**CONSTABLES COTTAGE**  
1:100 @ A3 SCALE  
11.6.15 DATE  
1510 JOB  
CONCEPT B ISSUE  
**PD-L-05-1048** DWG

## PLANT PALETTE NOTIONAL SCHEDULE

### TREES

<i>Acmena smithii</i>	Lillypilly
<i>Banksia integrifolia</i>	Coast Banksia
<i>Cupaniopsis anacardioides</i>	Tuckeroo
<i>Laurus nobilis</i>	Bay Tree

### SHRUBS

<i>Acca sellowiana</i>	Pineapple Guava
<i>Banksia spinulosa</i> 'Spinulosa'	Hairpin Banksia
<i>Correa alba</i>	White Correa
<i>Fortunella japonica</i>	Cumquat
<i>Lavandula dentata</i>	Lavander
<i>Leptospermum laevigatum</i>	Coastal Tea Tree
<i>Pelargonium sp</i>	Scented Geraniums
<i>Rosmarinus officinalis</i>	Rosemary
'Tuscan Blue'	
<i>Salvia leucanthe</i>	Mexican Sage
<i>Syzygium australe</i> 'Select Form'	Dwarf Lilly Pilly
<i>Westringia fruticosa</i>	Coast Rosemary

### ACCENTS + GRASSES

<i>Agave attenuata</i>	Century Plant
<i>Asplenium nudum</i>	Bird's Nest Fern
<i>Carpobrotus glaucescens</i>	Pigface
<i>Clivea miniata</i>	Kafir Lily
<i>Cissus antarctica</i>	Kangaroo Vine
<i>Lomandra 'Nyalla'</i>	Fine Leaf Mat Rush

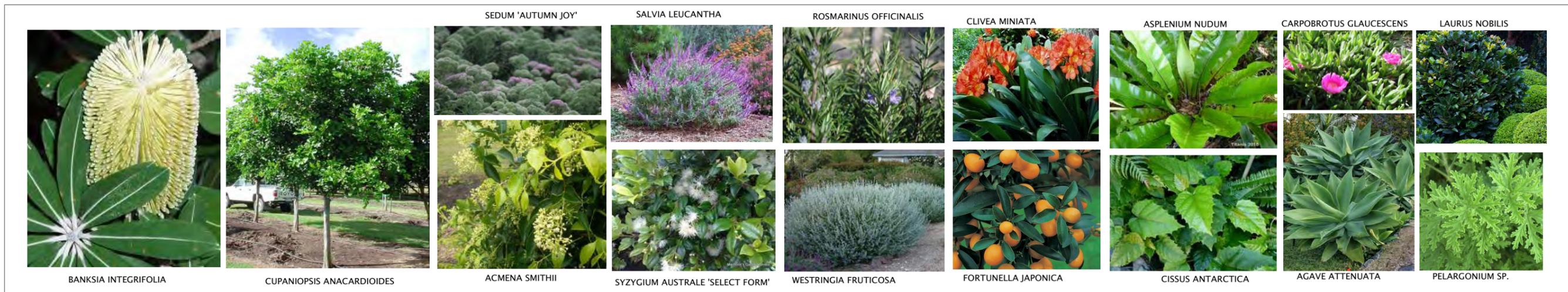


## MATERIALS PALETTE



## CONTEMPORARY BEACH CAFE

- stone, wood + soft, relaxed external finishes
- beach foliage tones of grey, blue-grey, dark green
- cottage garden including kitchen and perennial species
- low maintenance, low water species



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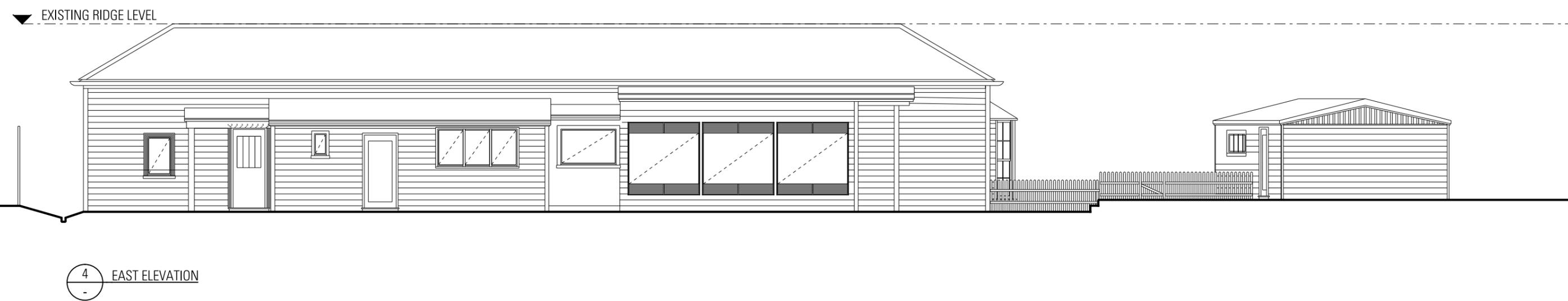
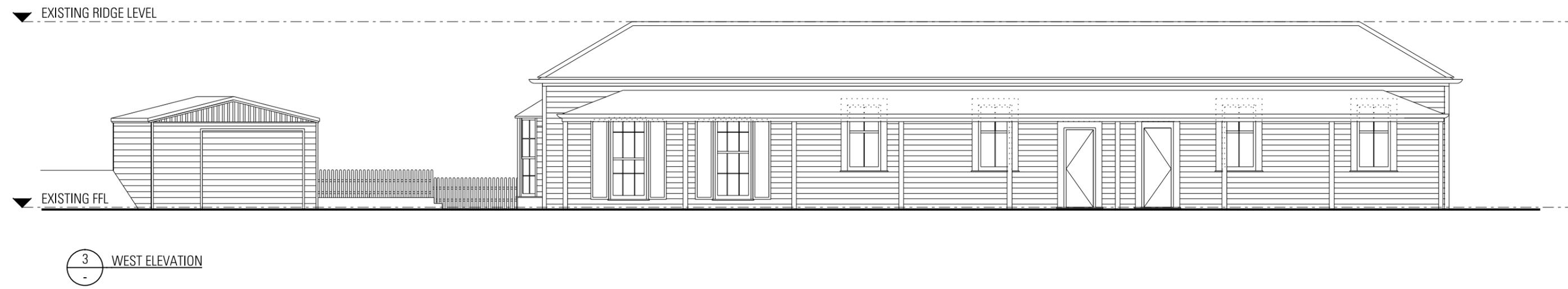
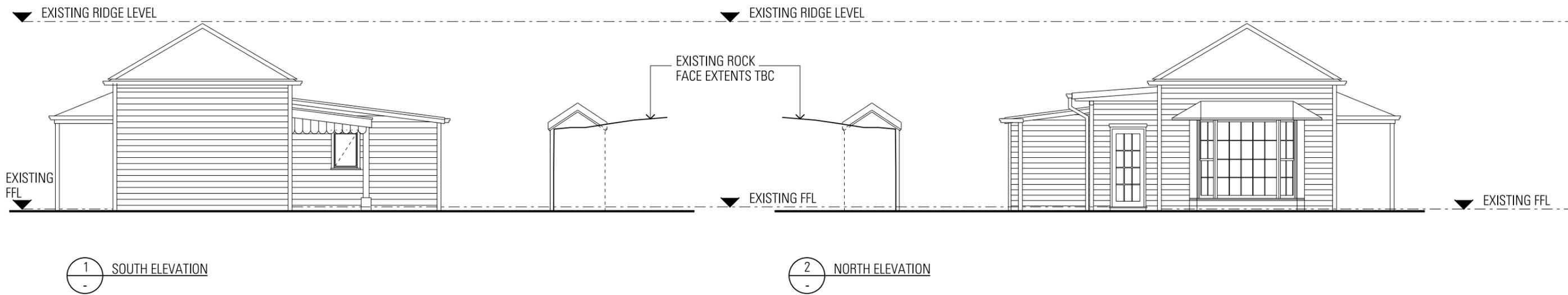
TRISH DOBSON  
REGISTERED LANDSCAPE ARCHITECT #450 HORTICULTURIST  
ABN 57 241 486 158

Gap Bluff

**CONSTABLES COTTAGE**  
Plant & Materials Palette

DWG PD-L-05-1049





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 10-04-15

**Scale / North Point**  
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**Project Title**  
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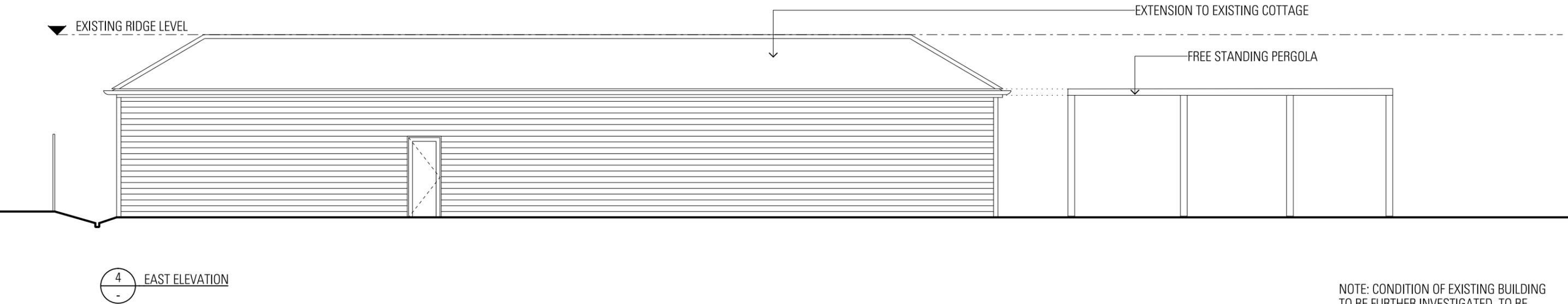
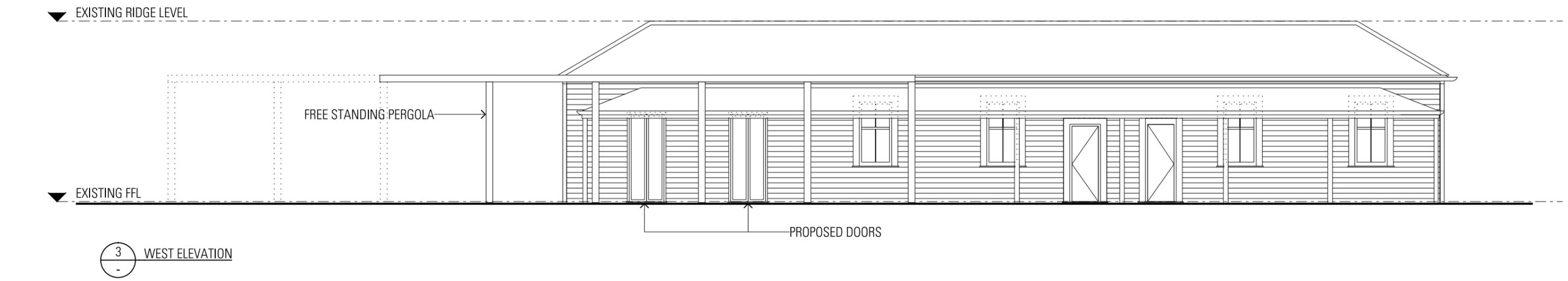
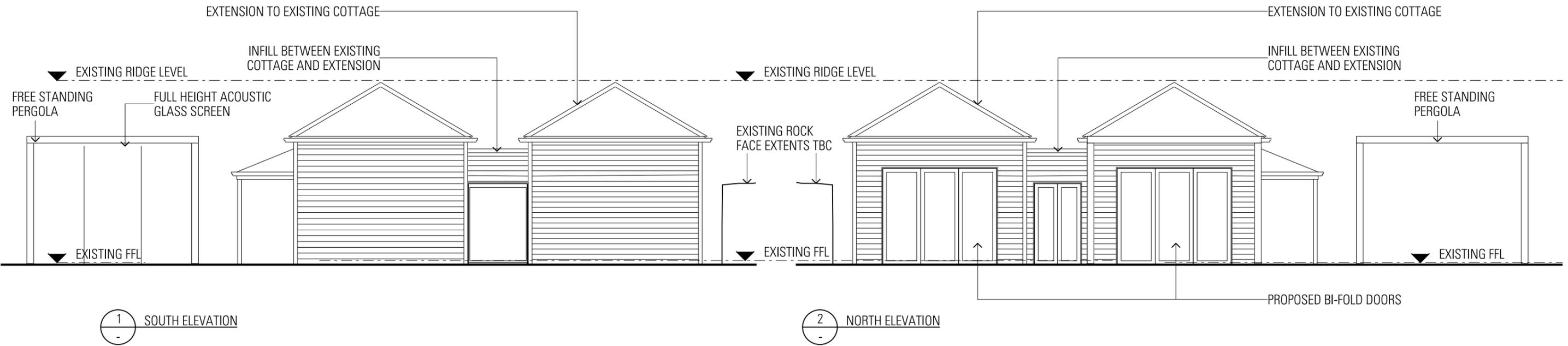
**Drawing Title**  
 CONSTABLES COTTAGE  
 EXISTING ELEVATIONS

**Project Number**  
 14006

**Drawing Number**  
 PD-A-05-2040

**Documentation Stage**  
 DETAIL CONCEPT

**Revision**  
 02



NOTE: CONDITION OF EXISTING BUILDING TO BE FURTHER INVESTIGATED, TO BE REFURBISHED AND MADE GOOD AS REQUIRED

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01	PVR	WD	Detail Concept

Date  
 10-06-15

Scale / North Point  
 NOT TO SCALE

Project Title  
**GAP BLUFF**

Drawing Title  
**CONSTABLES COTTAGE  
 PROPOSED VIEW  
 FROM CAMP COVE**

Project Number  
**14006**  
 Drawing Number  
**PD-A-05-8002**

Documentation Stage  
**DETAIL CONCEPT**  
 Revision  
**01**

MATERIALS PALLETTE

- METAL CORRUGATED METAL ROOF- COLOURBOND OR SIMILAR COLOUR TBC
- EXTERNAL TIMBER DINING AREA WITH SHADING OVER
- EXTERNAL TIMBER DOORS AND WINDOWS
- EXTERNAL CLADDING TO BE HORIZONTAL TIMBER BOARD



-METAL CORRUGATED METAL ROOF- COLOURBOND OR SIMILAR COLOUR TBC



-EXTERNAL TIMBER DINING AREA WITH SHADING OVER



-EXTERNAL TIMBER DINING AREA WITH SHADING OVER



-EXTERNAL TIMBER DOORS AND WINDOWS



EXTERNAL CLADDING TO BE HORIZONTAL TIMBER BOARD



EXTERNAL CLADDING TO BE HORIZONTAL TIMBER BOARD

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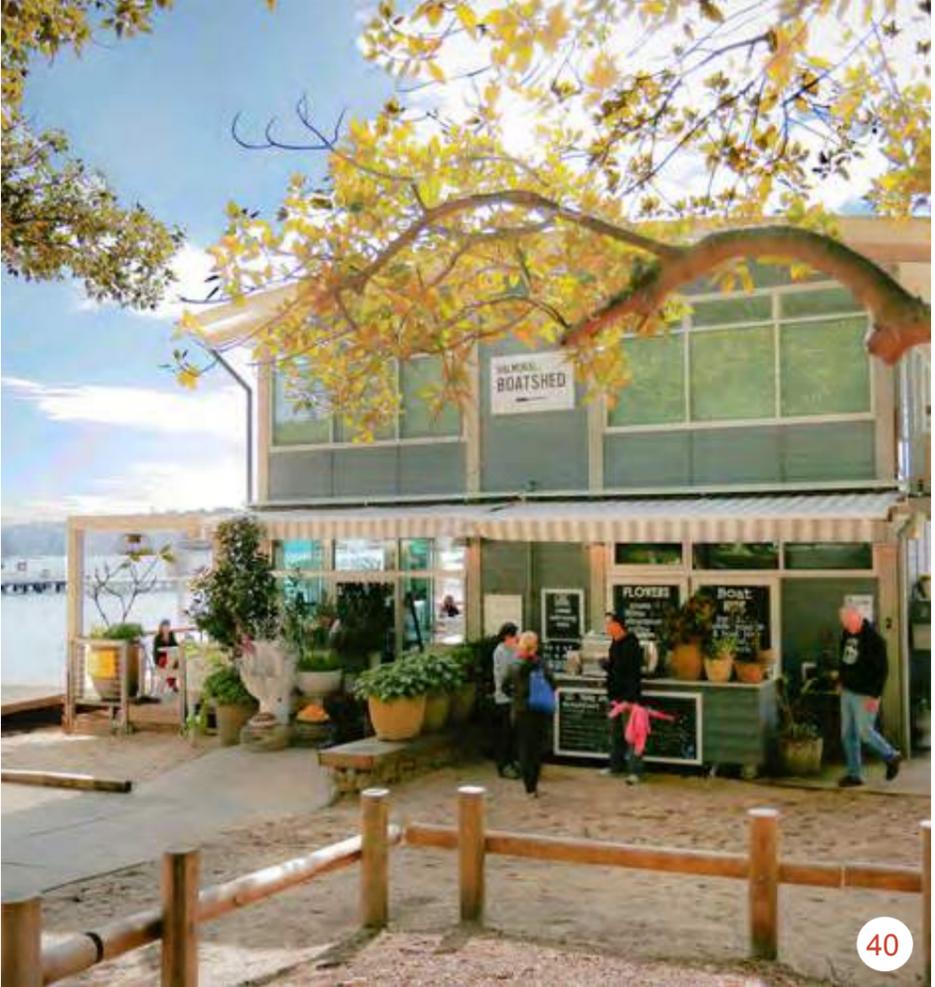
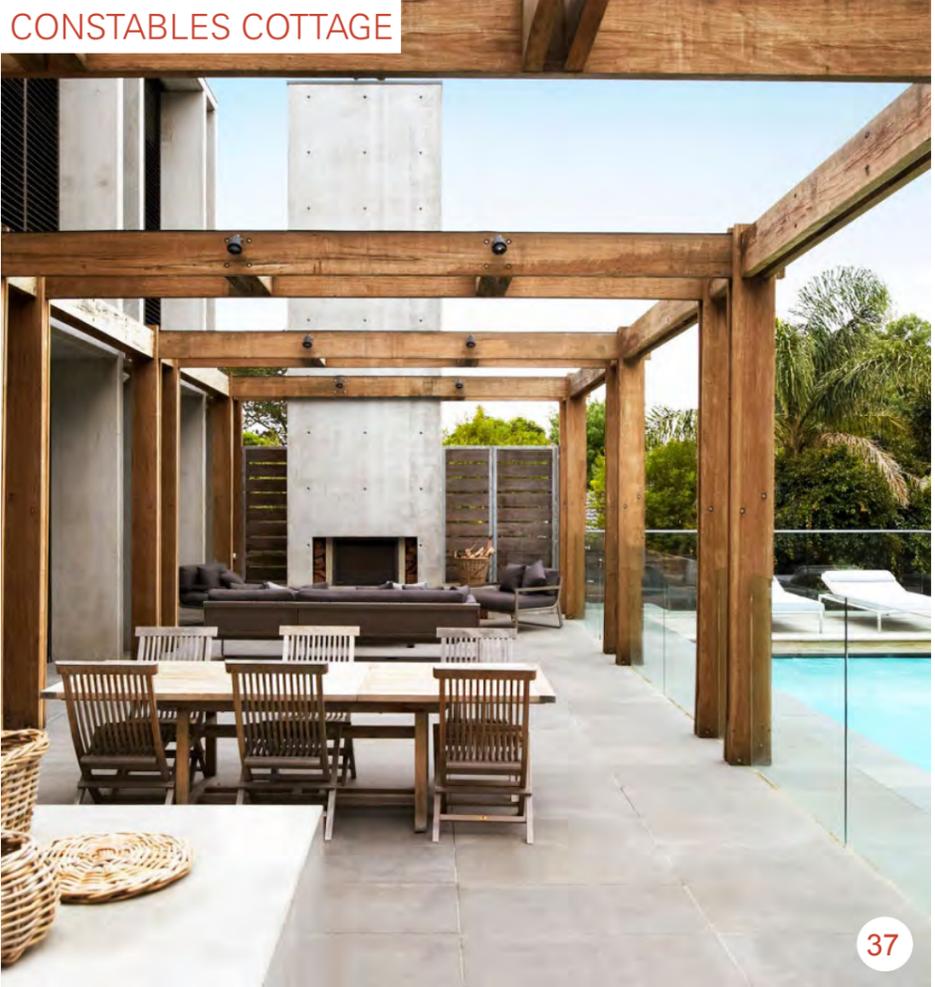
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 PD-A-05-8010  
 Documentation Stage  
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 Revision  
 02

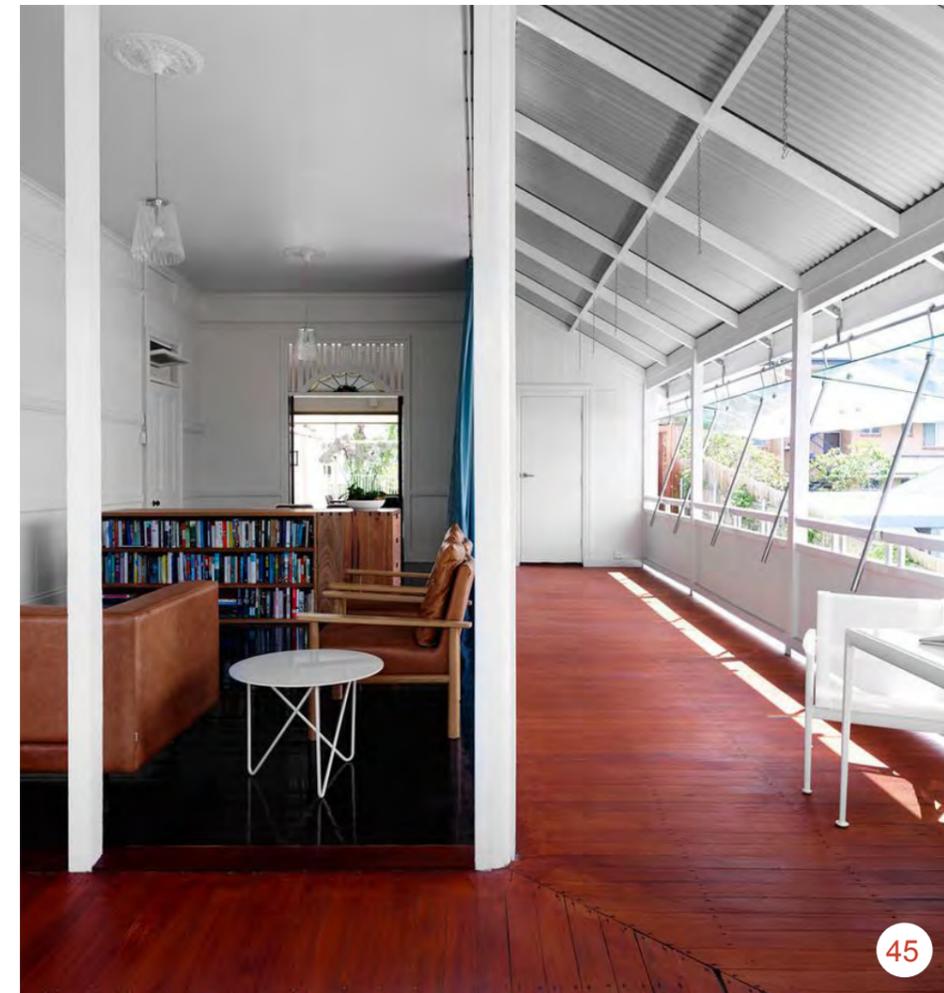
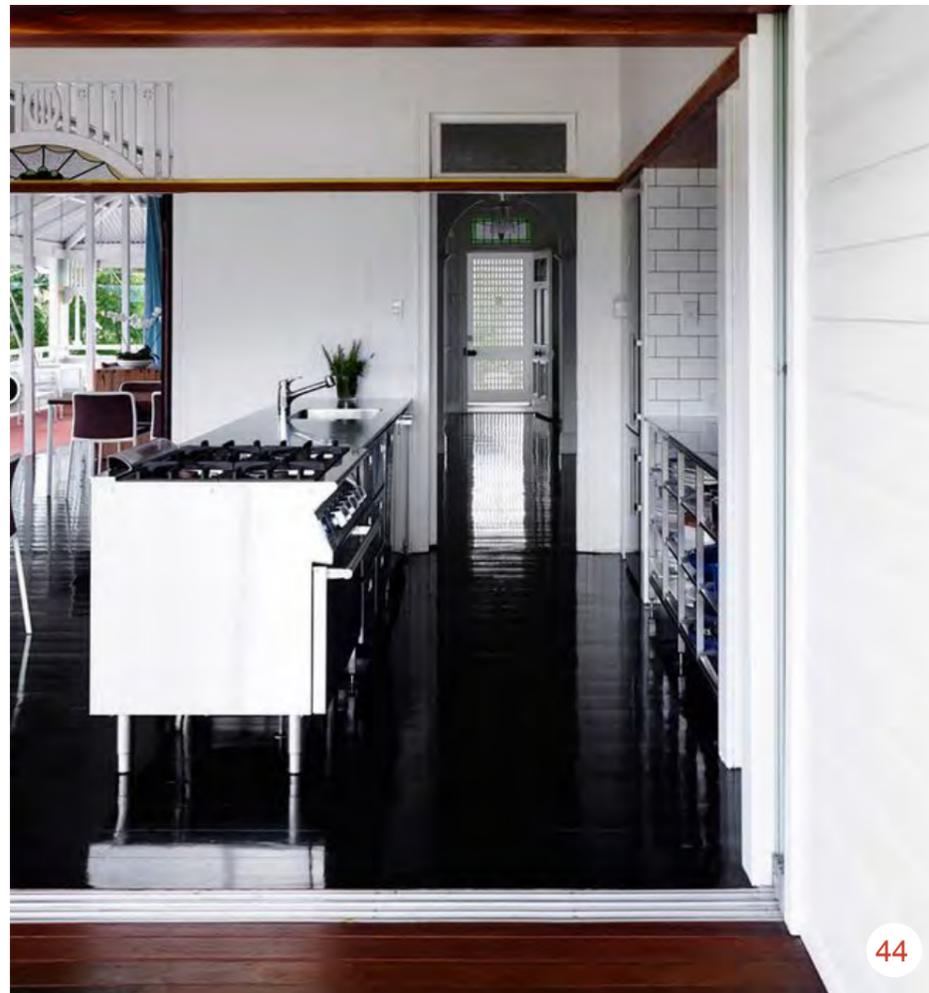
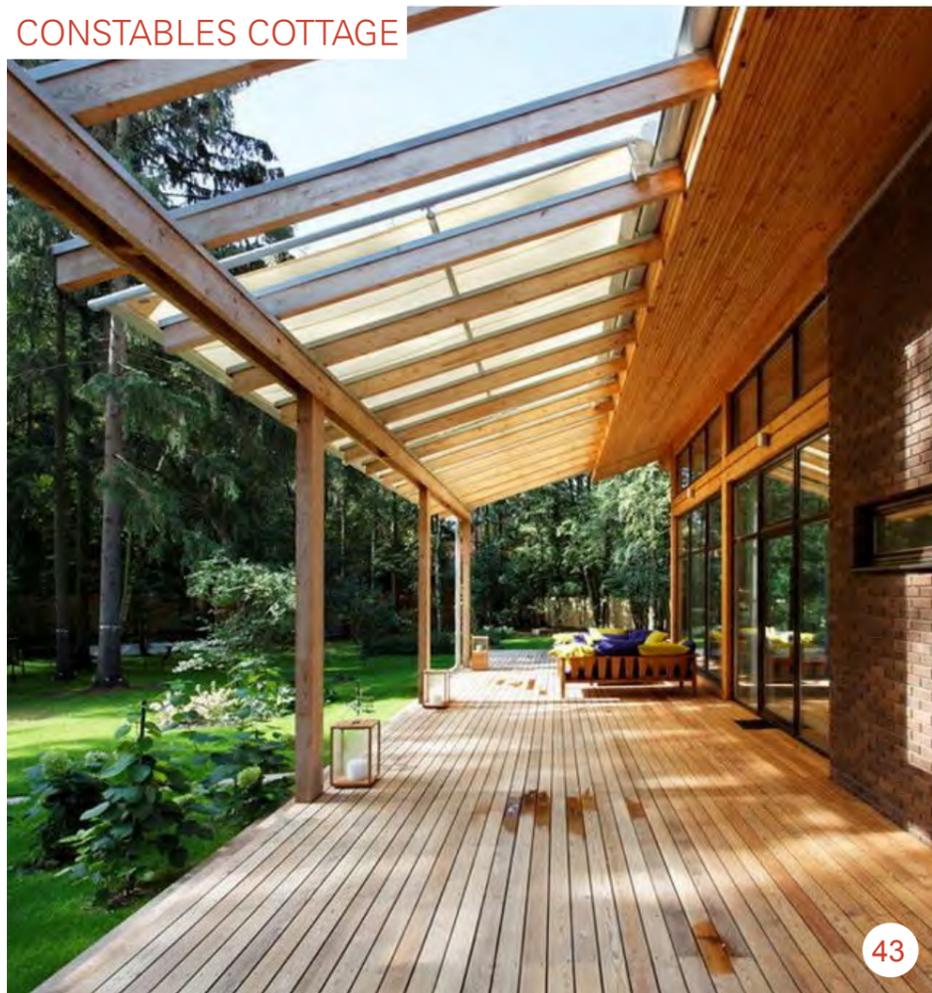
# MOOD BOARDS

CONSTABLES COTTAGE



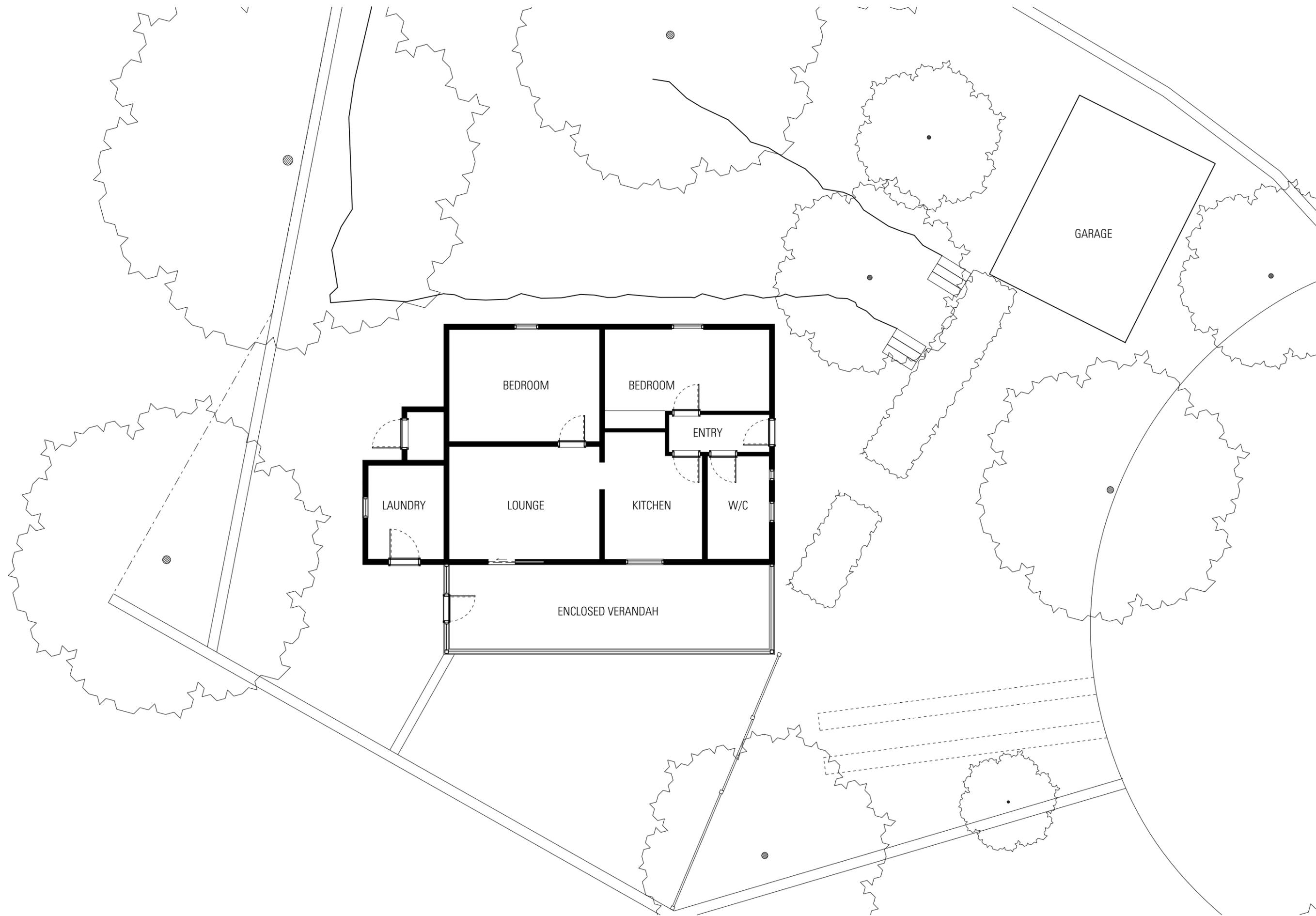
CONSTABLES COTTAGE







# GREEN POINT COTTAGE



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**Client**  
 GAP BLUFF HOSPITALITY PTY LTD

Rev	App	Cl	Revision or reason for issue
01	PVR	WD	Draft Concept
02	PVR	WD	Detail Concept

**Date**  
 06-03-15  
 10-04-15

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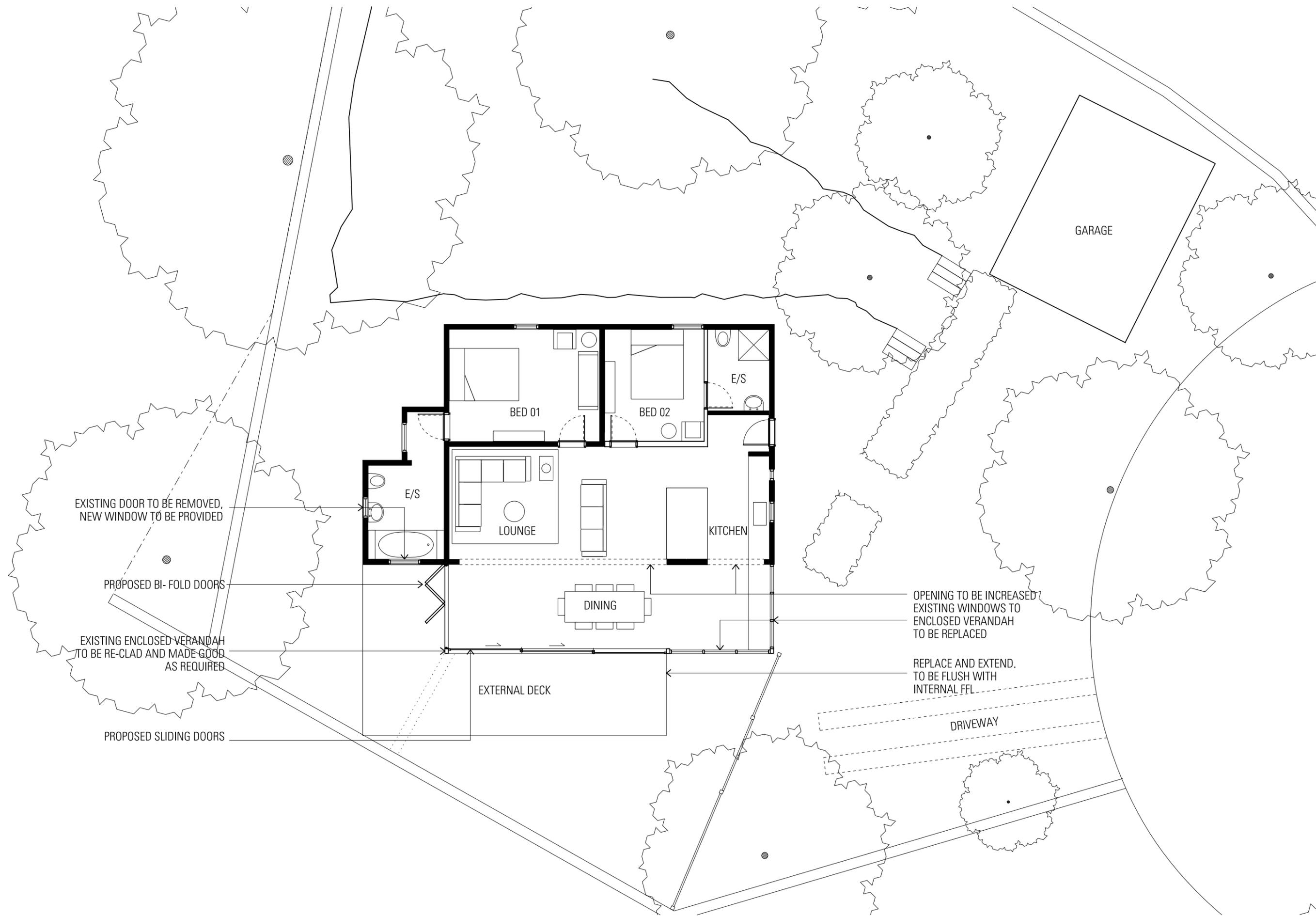
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**Drawing Title**  
 GREEN POINT COTTAGE  
 EXISTING GROUND FLOOR PLAN

**Project Number**  
 14006  
**Drawing Number**  
 PD-A-06-1050

**Documentation Stage**  
 DETAIL CONCEPT  
**Revision**  
 02

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**GAP BLUFF**

**Drawing Title**  
**GREEN POINT COTTAGE  
 PROPOSED GROUND FLOOR PLAN**

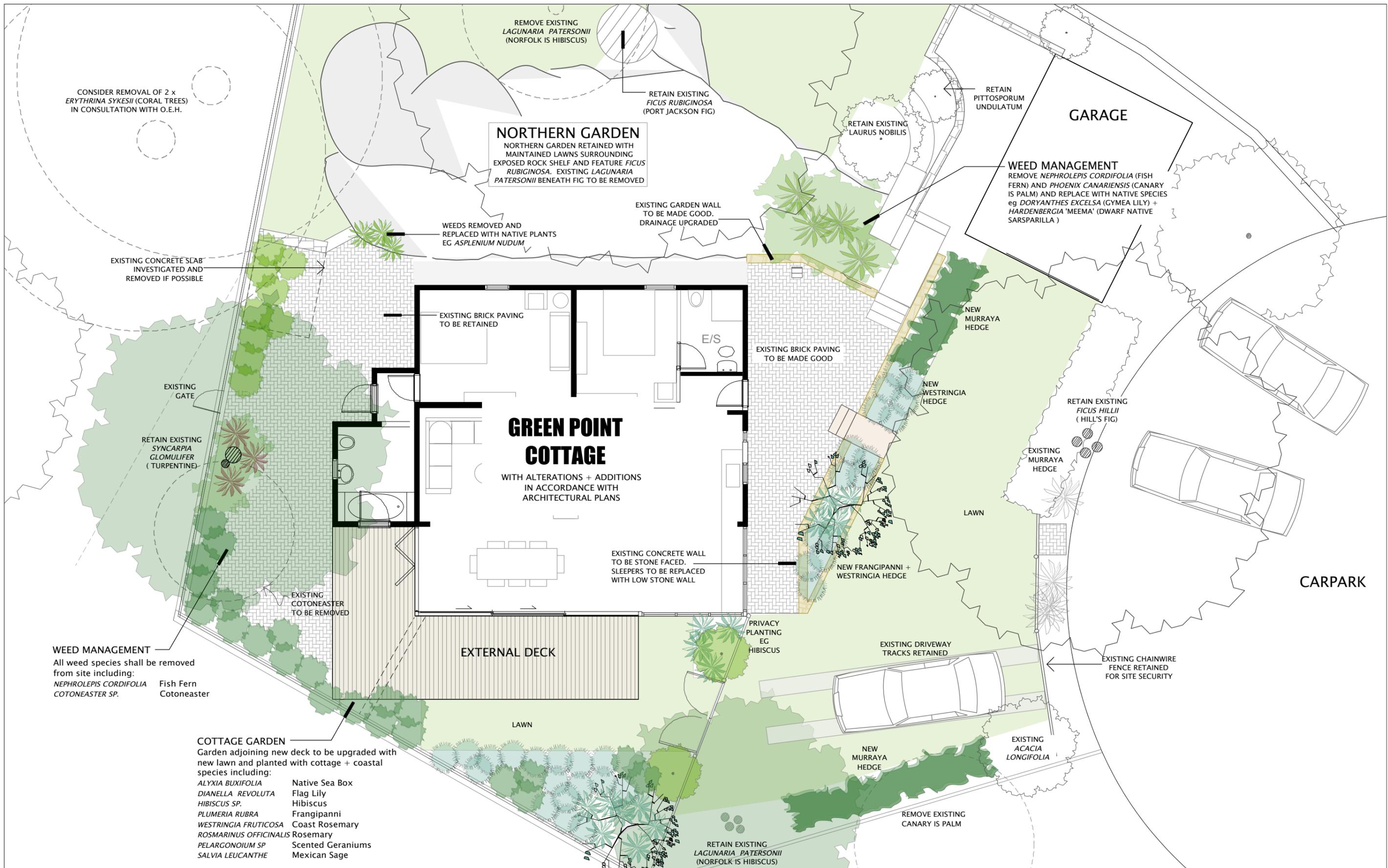
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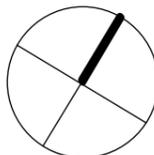
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**Revision**  
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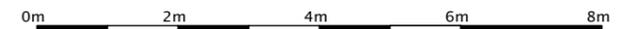


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ABN 57 241 486 158



**DETAIL LANDSCAPE  
CONCEPT PLANS**  
Gap Bluff

for Gap Bluff Hospitality Pty Ltd



**GREEN POINT COTTAGE**

1:100 @ A3 SCALE  
11.6.15 DATE  
1510 JOB  
CONCEPT B ISSUE

**PD-L-06-1058** DWG

## PLANT PALETTE NOTIONAL SCHEDULE

### TREES

*Plumeria rubra* Frangipanni  
*Laurus nobilis* Bay Tree

### SHRUBS

*Alyxia buxifolia* Native Sea Box  
*Correa alba* White Correa  
*Hibiscus sp.* Hibiscus  
*Hydrangea macrophylla* Hydrangea  
*Lavandula dentata* French Lavander  
*Murraya paniculata* Orange Jessamine  
*Pelargonium sp* Scented Geraniums  
*Raphiolepis 'Oriental Pearl'* Dwarf Hawthorn (Sterile)  
*Rosemarinus officinalis* Rosemary  
*Salvia leucanthe* Mexican Sage  
*Westringia fruticosa* Coast Rosemary

### ACCENTS + GROUNDCOVERS

*Alcantarea Imperialis 'Rubra'* Alcantarea  
*Asplenium nudum* Birds Nest Fern  
*Arthropodium cirratum* New Zealand Rock Lily  
*Doryanthes excelsa* Gynea Lily  
*Hardengeria 'Meema'* Dwarf Native Sarsaparilla



## MATERIALS PALETTE



## GREEN POINT COASTAL 'COTTAGE' GARDEN

- 1895 cottage
- cultural landscape reflecting modest past + present uses of dwelling
- informal coastal 'cottage' feel established using common brick pathways and mixed flowering shrubs and perennials
- views to Sydney Harbour maintained + enhanced
- tones of grey, blue-grey and greens
- high component of 'old world' species blended with natives
- lawns upgraded
- existing trees - Port Jackson Fig, Turpentine, Hill's Fig, Norfolk Island Hibiscus - to be retained
- weed species removed and managed
- undesirable and weed species trees - northern Norfolk Is Hibiscus + adjoining Coral Trees and Canary Is Palm - to be considered for removal



PLUMERIA RUBRA



ALCANTAREA IMPERIALIS 'RUBRA'



WESTRINGIA FRUTICOSA



ARTHROPODIUM SP.



ALYXIA BUXIFOLIA



ROSMARINUS OFFICINALIS



HYDRANGEA MACROPHYLLA



PELARGONIUM SP



HIBISCUS X HYBRIDA



HARDENGERIA 'MEEMA'



ASPENIUM NUDUM



SALVIA LEUCANTHE



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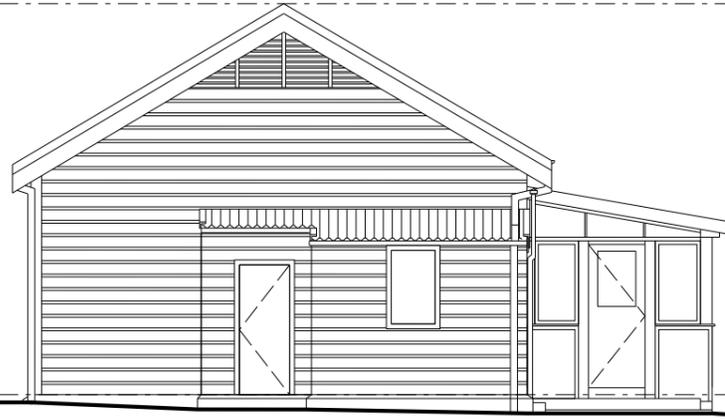
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**GREEN POINT COTTAGE**  
Plant & Materials Palette

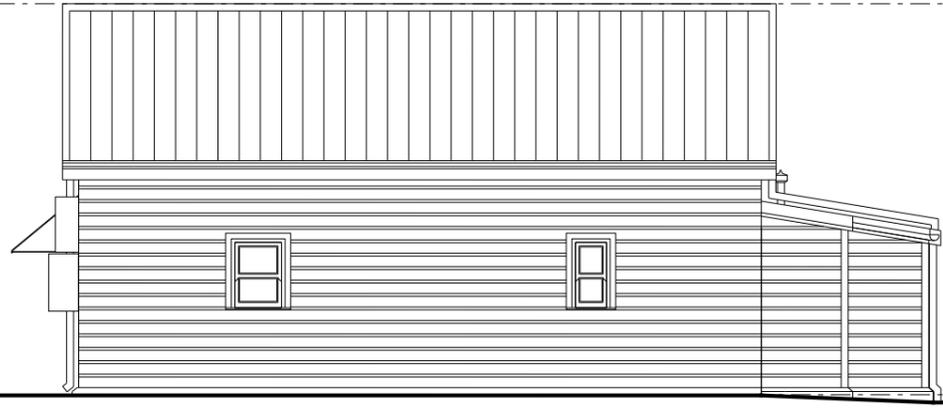
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EXISTING RIDGE LEVEL

EXISTING FFL



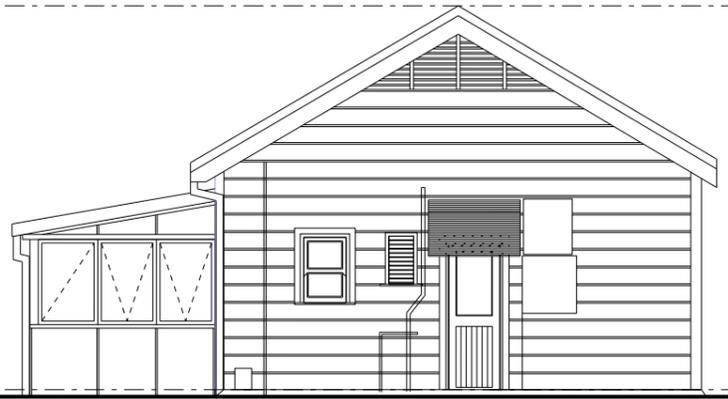
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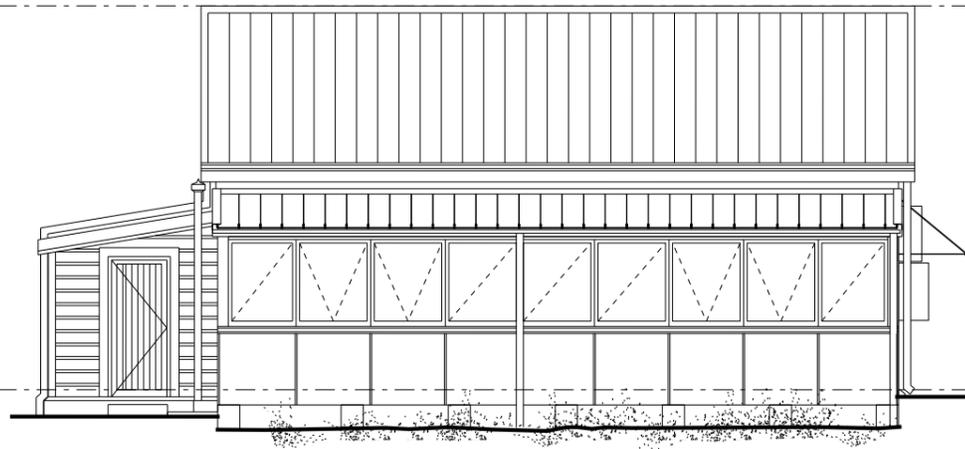
2 NORTH ELEVATION

EXISTING RIDGE LEVEL

EXISTING FFL



3 EAST ELEVATION



4 SOUTH ELEVATION

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 10-04-15



**Project Title**  
 GAP BLUFF

**Drawing Title**  
 GREEN POINT COTTAGE  
 EXISTING ELEVATIONS

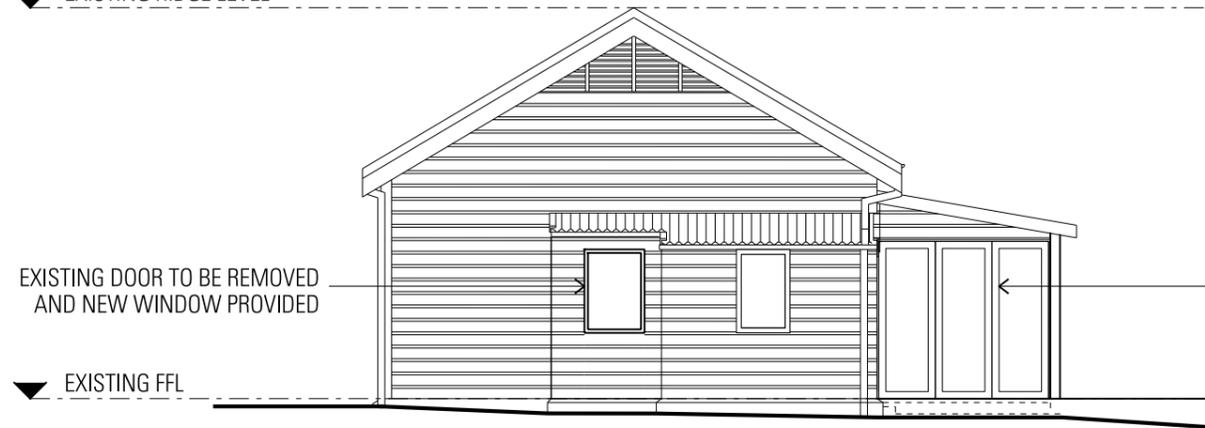
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**Documentation Stage**  
 DETAIL CONCEPT  
**Revision**  
 02

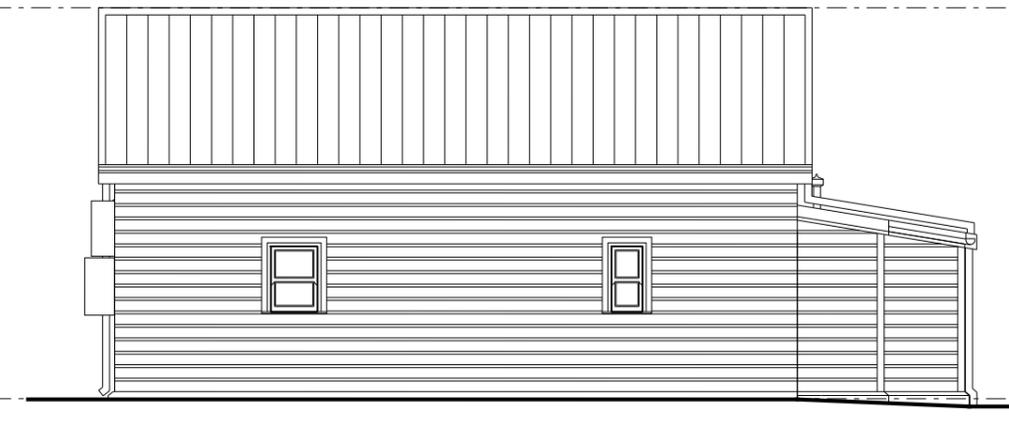
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NOTE: CONDITION OF EXISTING BUILDING TO BE FURTHER INVESTIGATED, TO BE REFURBISHED AND MADE GOOD AS REQUIRED

EXISTING RIDGE LEVEL



1 WEST ELEVATION



2 NORTH ELEVATION

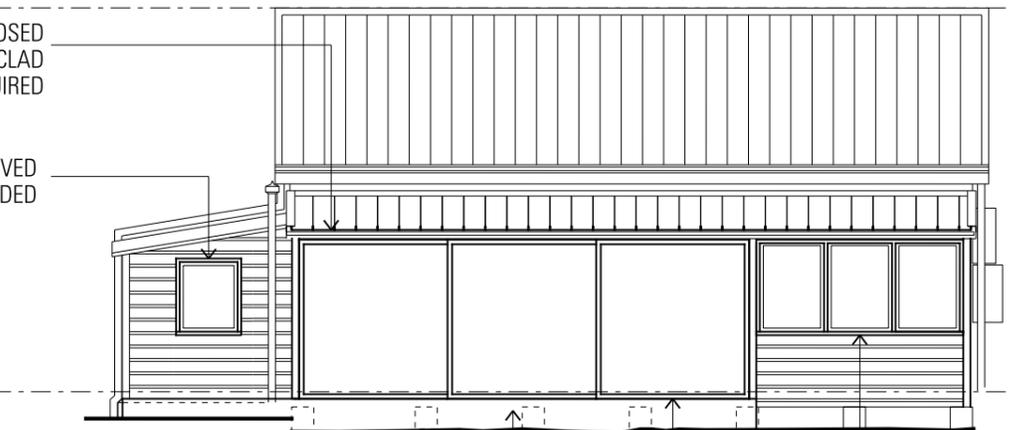
EXISTING RIDGE LEVEL



3 EAST ELEVATION

EXISTING ENCLOSED VERANDAH TO BE RE-CLAD AND MADE GOOD AS REQUIRED

EXISTING DOOR TO BE REMOVED AND NEW WINDOW PROVIDED



4 SOUTH ELEVATION

EXISTING WINDOWS TO BE REPLACED

PROPOSED SLIDING DOORS

PROPOSED EXTERNAL DECK TO BE FLUSH WITH INTERNAL FFL

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**Scale / North Point**  
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**Project Title**  
GAP BLUFF

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GREEN POINT COTTAGE  
PROPOSED ELEVATIONS

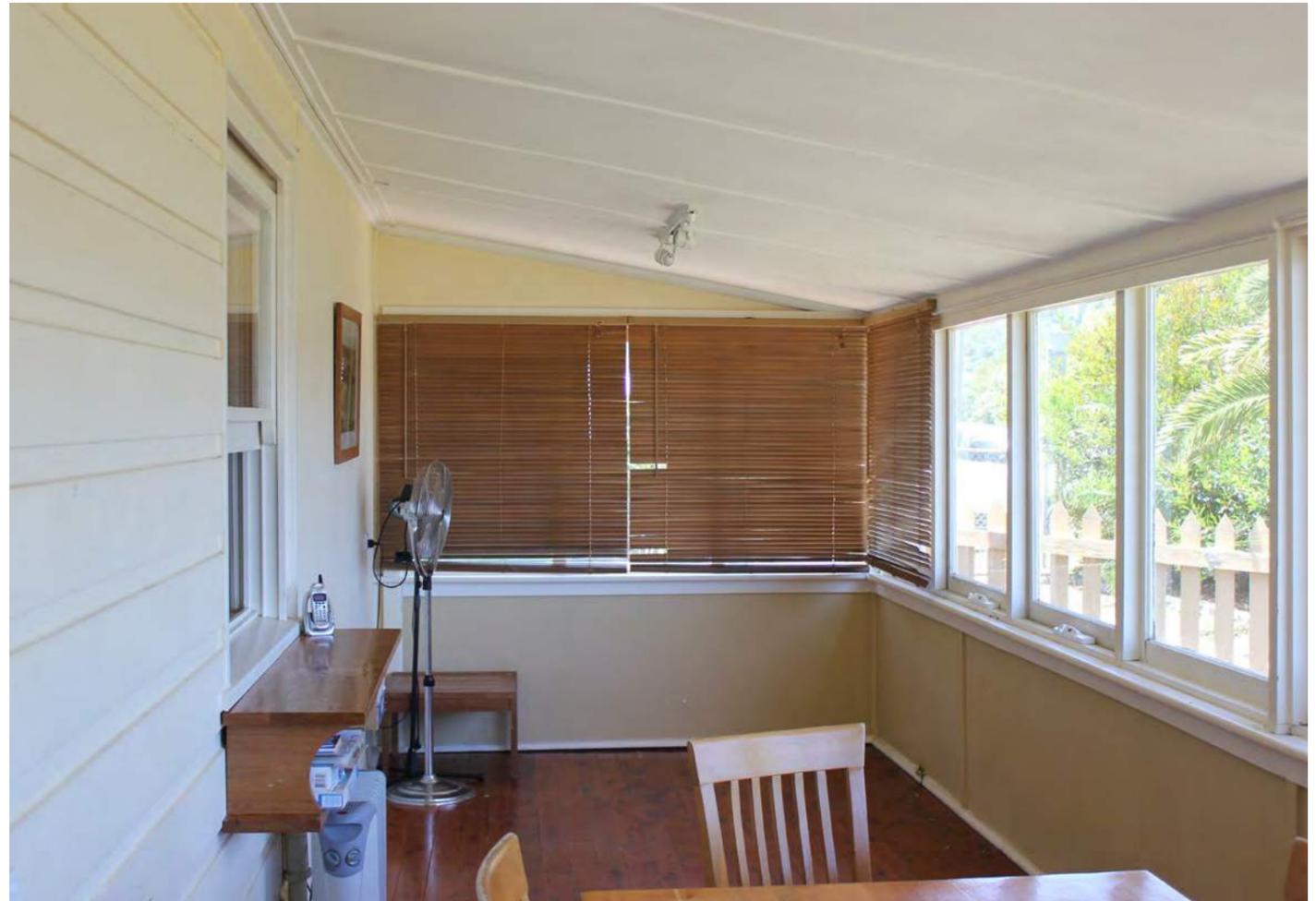
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**Documentation Stage**  
DETAIL CONCEPT  
**Revision**  
03

# MOOD BOARDS

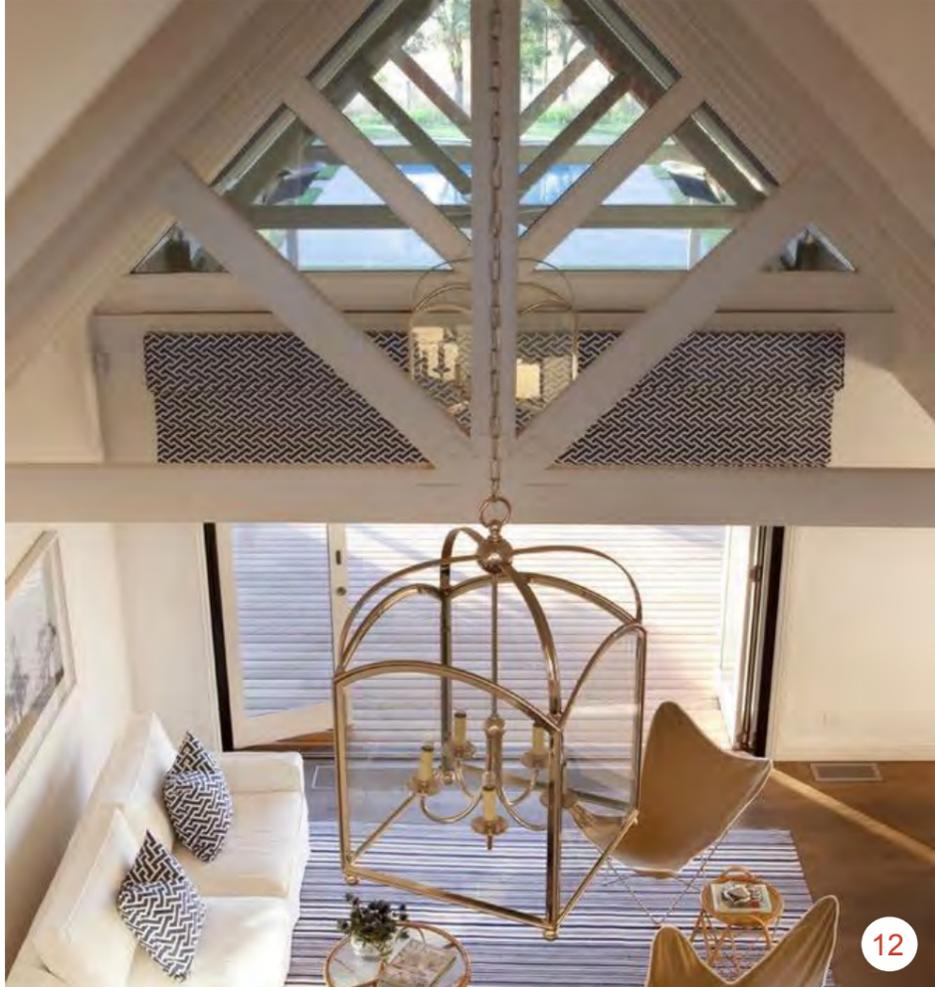
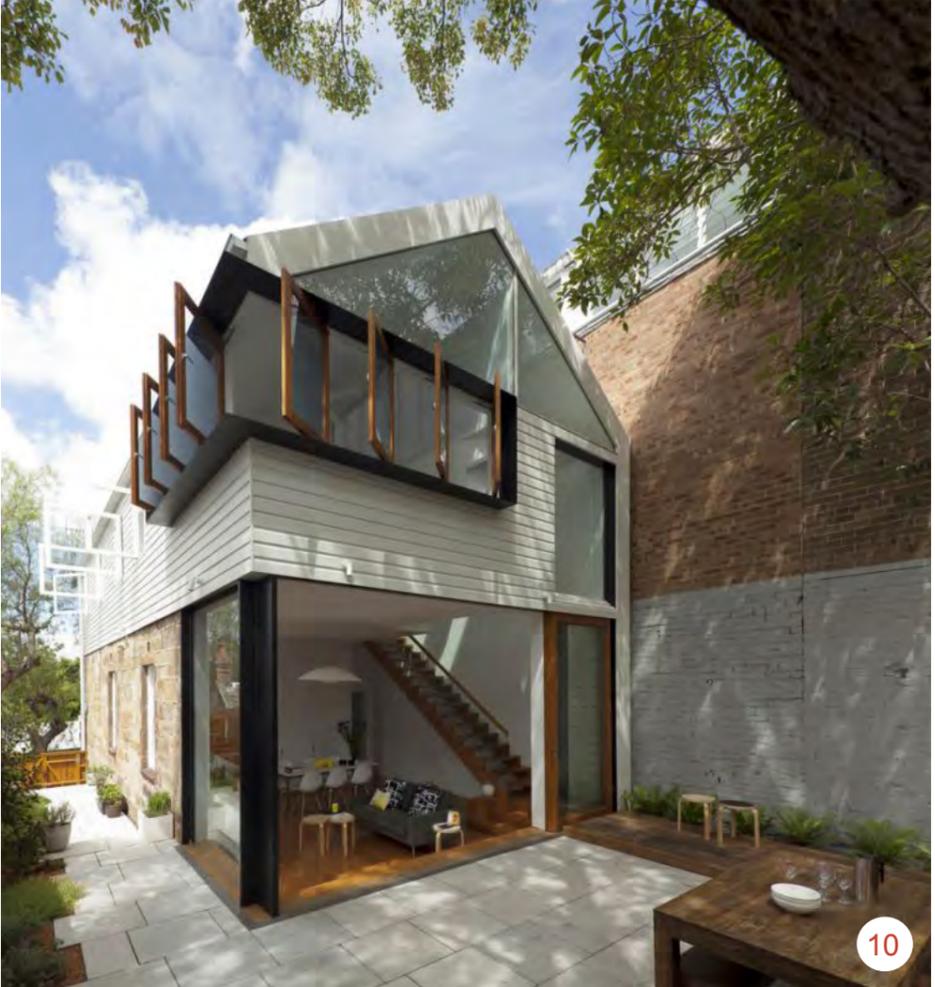
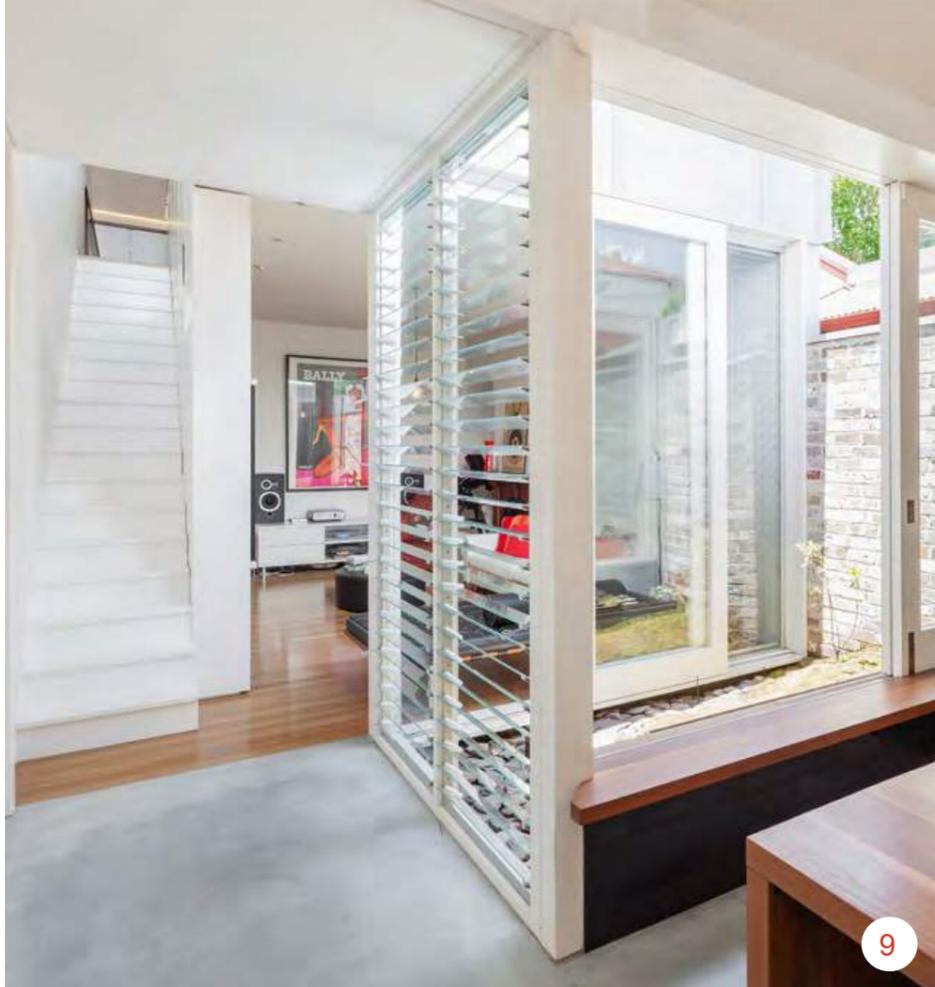


GREEN POINT COTTAGE



GREEN POINT COTTAGE





## IMAGE CREDITS

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- 3 - Highgate House Interior Designers and Decorators. Source: Houzz.com.au
- 4 - Arlington Home Interiors
- 5 - Carter Williamson - Cannon House, Annandale
- 6 - Carter Williamson - Cannon House, Annandale
- 7 - Carter Williamson - Cannon House, Annandale
- 8 - The Atlantic, Byron Bay
- 9 - Carter Williamson - Cannon House, Annandale
- 10 - Christopher Polly Architect - Elliot Ripper House
- 11 - Christopher Polly Architect - Elliot Ripper House
- 12 - Diane Bergeron Interiors. Source: Houzz.com.au
- 13 - Architect unknown. Source; Houzz.com.au
- 14 - Highgate House Interior Designers and Decorators. Source: Houzz.com.au
- 15 - Hansen Architects
- 16 - Carter Williamson - Cannon House, Annandale
- 17 - Highgate House Interior Designers and Decorators. Source: Houzz.com.au
- 18 - The Atlantic, Byron Bay
- 19 - Carter Williamson - Cannon House, Annandale
- 20 - Benn+Penna - East Balmain House
- 21 - Tim Barber Ltd Architecture and Interior Design
- 22 - The Atlantic, Byron Bay
- 23 - The Atlantic, Byron Bay
- 24 - Architect unknown. Source; Houzz.com.au
- 25 - Eagle Bay Beach House, Western Australia
- 26 - Architect unknown. Source; Houzz.com.au
- 27 - Architect unknown. Source; Houzz.com.au
- 28 - Hyde + Hyde Architects, Cliff House
- 29 - Hyde + Hyde Architects, Cliff House
- 30 - Niji Architects - Cafeteria
- 31 - Niji Architects - Cafeteria
- 32 - Konishi Gaffney - Fermanagh House
- 33 - Konishi Gaffney - Fermanagh House
- 34 - Simon Condor - Kidson House
- 35 - Simon Condor - Kidson House
- 36 - Simon Condor - Kidson House
- 37 - Architect unknow. Source Houzz.com.au
- 38 - Wolveridge Architects - Hill Plains House
- 39 - Palm Beach Boathouse
- 40 - Palm Beach Boathouse
- 41 - Knox Bhaven - Hodges Place
- 42 - James Russel Architect - Michelle Street House
- 43 - Roman Leoniv + Partners, Woodlark House
- 44 - James Russel Architect - Michelle Street House
- 45 - James Russel Architect - Michelle Street House
- 46 - Highgate House Interior Designers and Decorators. Source: Houzz.com.au
- 47 - Niji Architects - Cafeteria