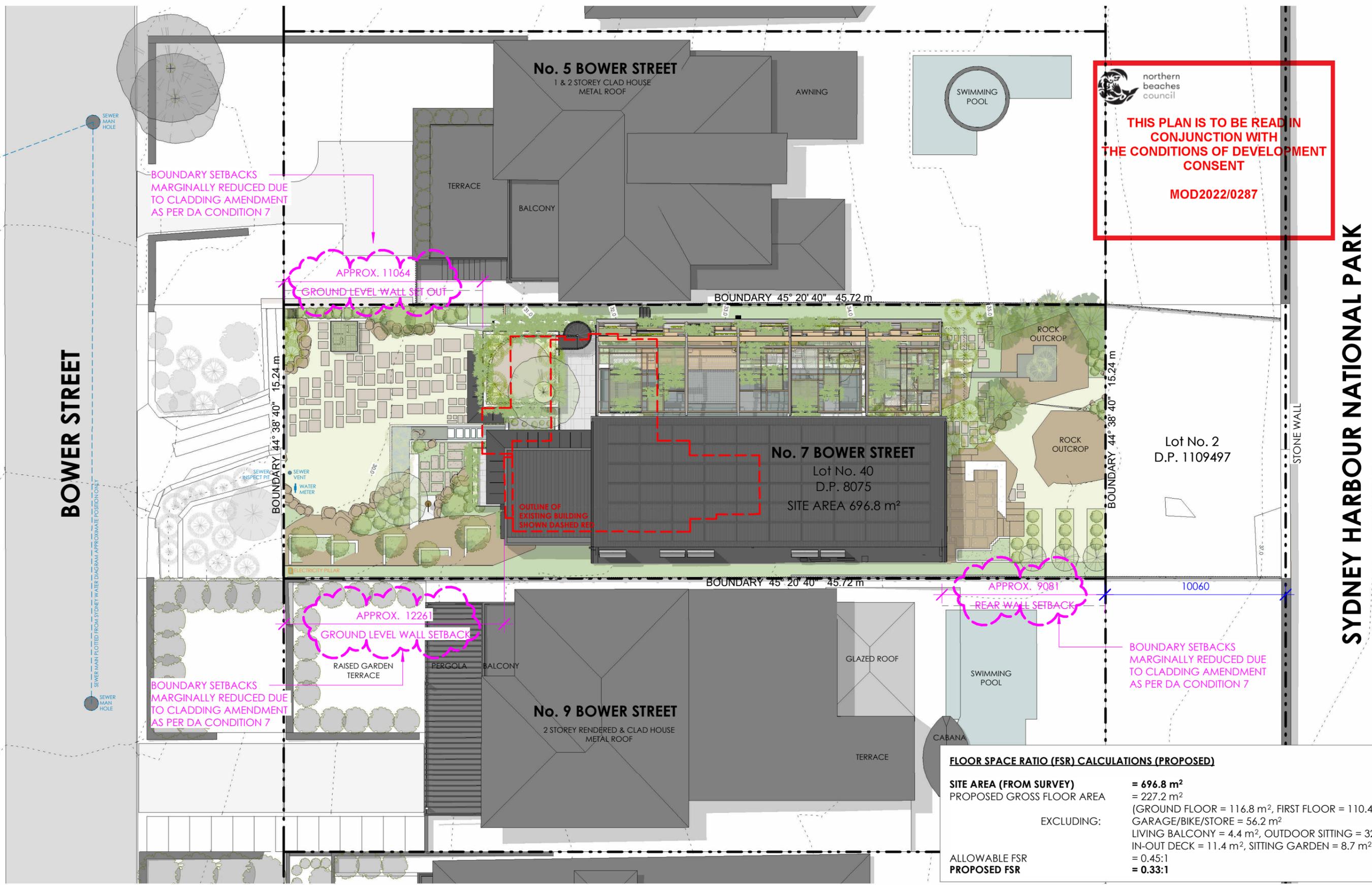




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MOD2022/0287



FLOOR SPACE RATIO (FSR) CALCULATIONS (PROPOSED)	
SITE AREA (FROM SURVEY)	= 696.8 m²
PROPOSED GROSS FLOOR AREA	= 227.2 m² (GROUND FLOOR = 116.8 m ² , FIRST FLOOR = 110.4 m ²)
EXCLUDING:	GARAGE/BIKE/STORE = 56.2 m ² LIVING BALCONY = 4.4 m ² , OUTDOOR SITTING = 32.1 m ² IN-OUT DECK = 11.4 m ² , SITTING GARDEN = 8.7 m ²
ALLOWABLE FSR	= 0.45:1
PROPOSED FSR	= 0.33:1

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PROJECT
19-030 HOLOCENE HOUSE

PROJECT ADDRESS
7 BOWER STREET
MANLY, 2095

CLIENT
JURGEN SPANGL & KARIN
MUNDSPERGER

SCALE
1 : 200 @ A3

DRAWN BY
RN/CAR

REVIEWED BY
CC

DRAWING TITLE
PROPOSED SITE PLAN

REVISION DATE
04/04/2022

REVISION
2

DRAWING NUMBER
DA 002



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BOUNDARY SETBACKS MARGINALLY INCREASED DUE TO CLADDING AMENDMENT AS PER DA CONDITION 7

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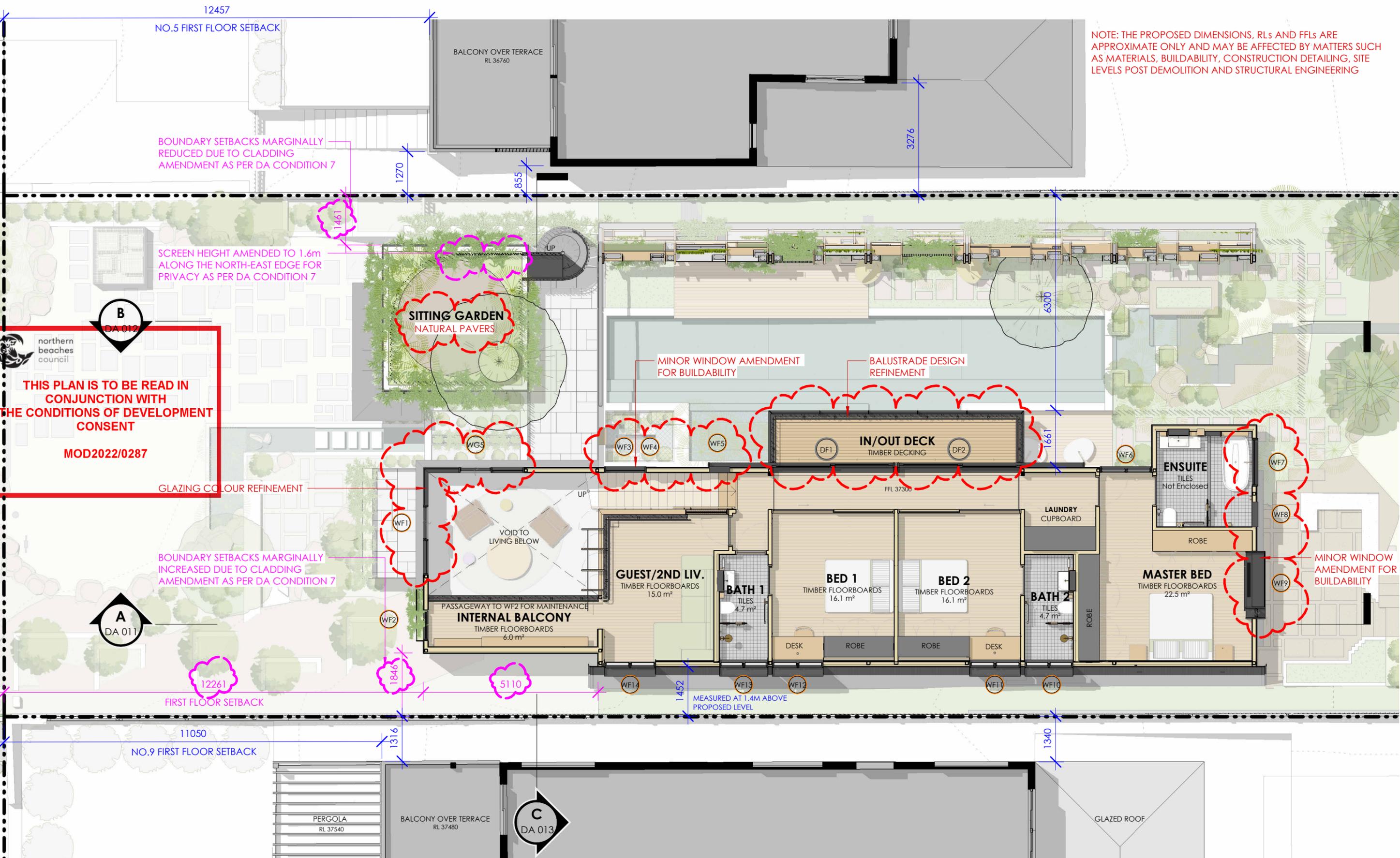


PROJECT
19-030 HOLOCENE HOUSE
PROJECT ADDRESS
7 BOWER STREET
MANLY, 2095

CLIENT
JURGEN SPANGL & KARIN
MUNDSPERGER

SCALE
1 : 100 @ A3
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DRAWING TITLE PROPOSED GROUND FLOOR PLAN		
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04/04/2022	2	DA 004



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PROJECT
19-030 HOLOCENE HOUSE
PROJECT ADDRESS
7 BOWER STREET
MANLY, 2095

CLIENT
JURGEN SPANGL & KARIN
MUNDSPERGER

SCALE
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DRAWING TITLE		
PROPOSED FIRST FLOOR PLAN		
REVISION DATE	REVISION	DRAWING NUMBER
04/04/2022	2	DA 005

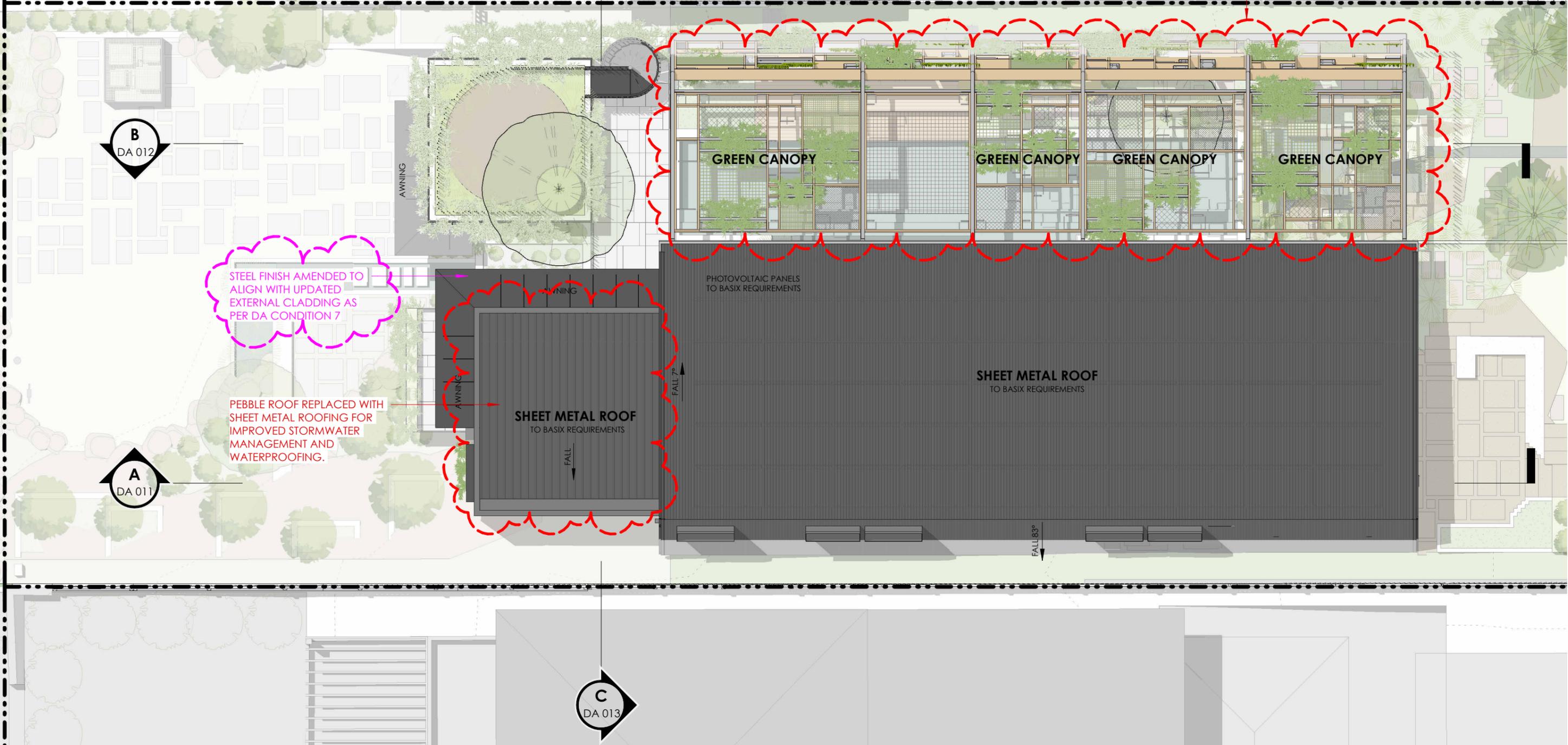
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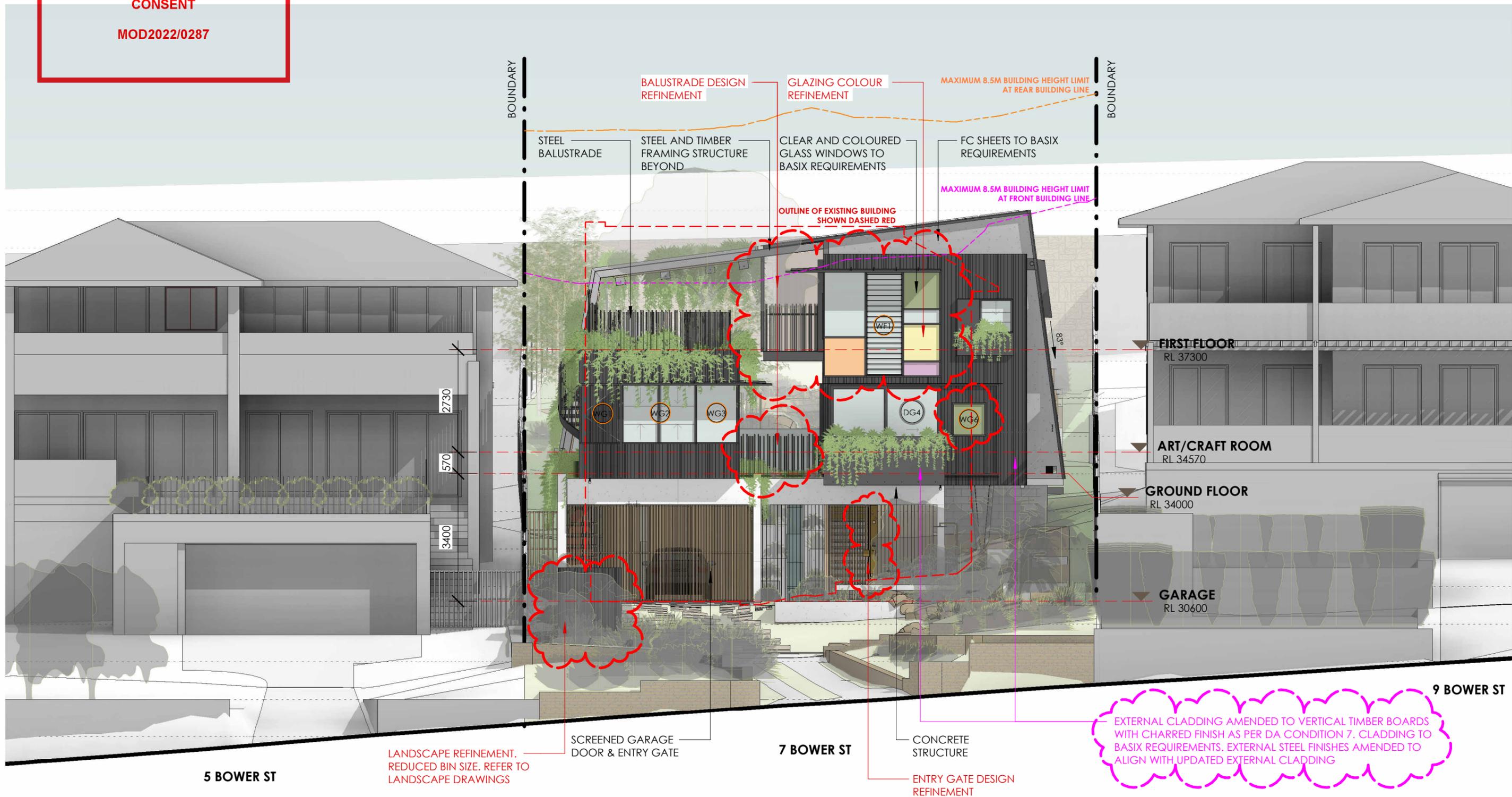
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DESIGN REFINEMENT TO GREEN CANOPY /PERGOLA STRUCTURE FOR BUILDABILITY, IMPROVED PRIVACY, SOLAR CONTROL



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			19-030 HOLOCENE HOUSE	1 : 100 @ A3	PROPOSED ROOF PLAN		
PROJECT ADDRESS	CLIENT	DRAWN BY	REVISION DATE	REVISION	DRAWING NUMBER		
7 BOWER STREET MANLY, 2095	JURGEN SPANGL & KARIN MUNDSPERGER	RN/CAR	04/04/2022	2	DA 006		
		REVIEWED BY CC					

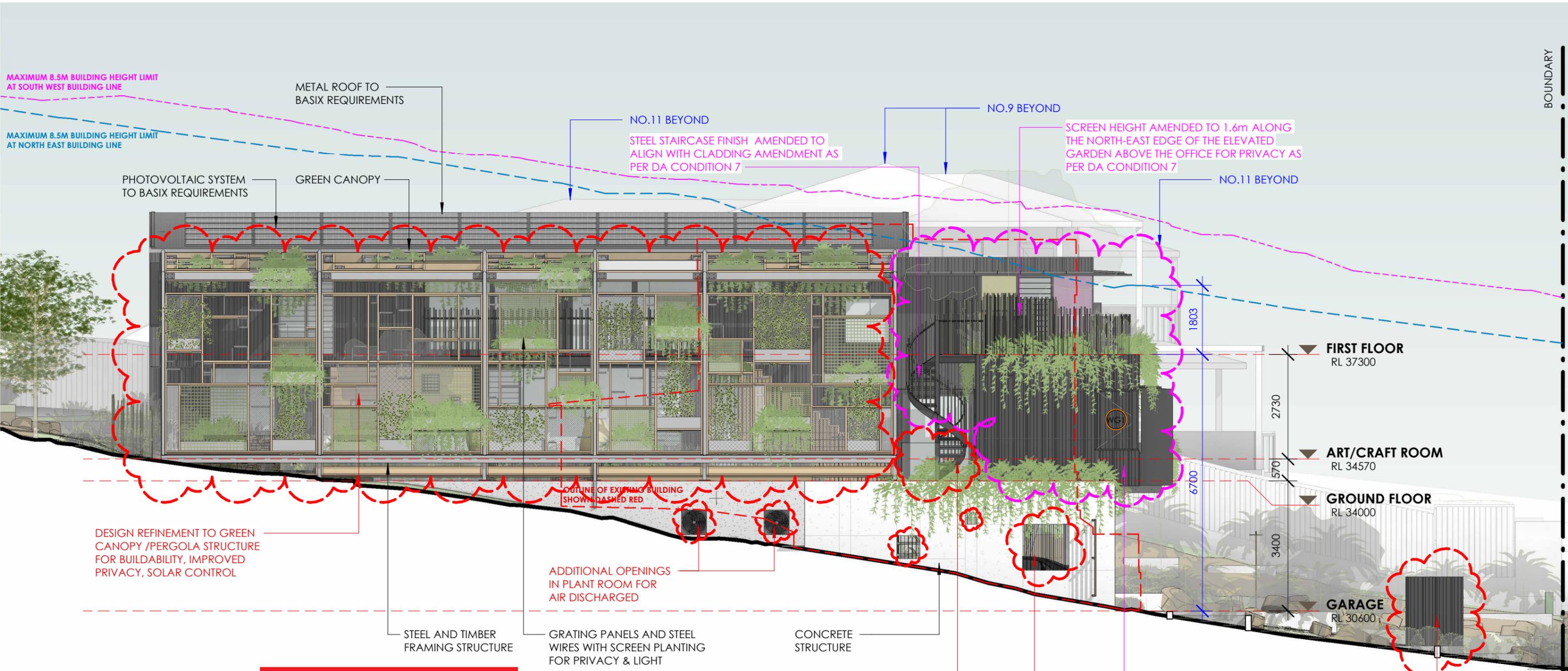


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		<p>PROJECT ADDRESS 7 BOWER STREET MANLY, 2095</p>	<p>CLIENT JURGEN SPANGL & KARIN MUNDSPERGER</p>	<p>DRAWN BY RN/CAR</p> <p>REVIEWED BY CC</p>	<p>REVISION DATE 04/04/2022</p>	<p>REVISION 2</p>

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BOUNDARY



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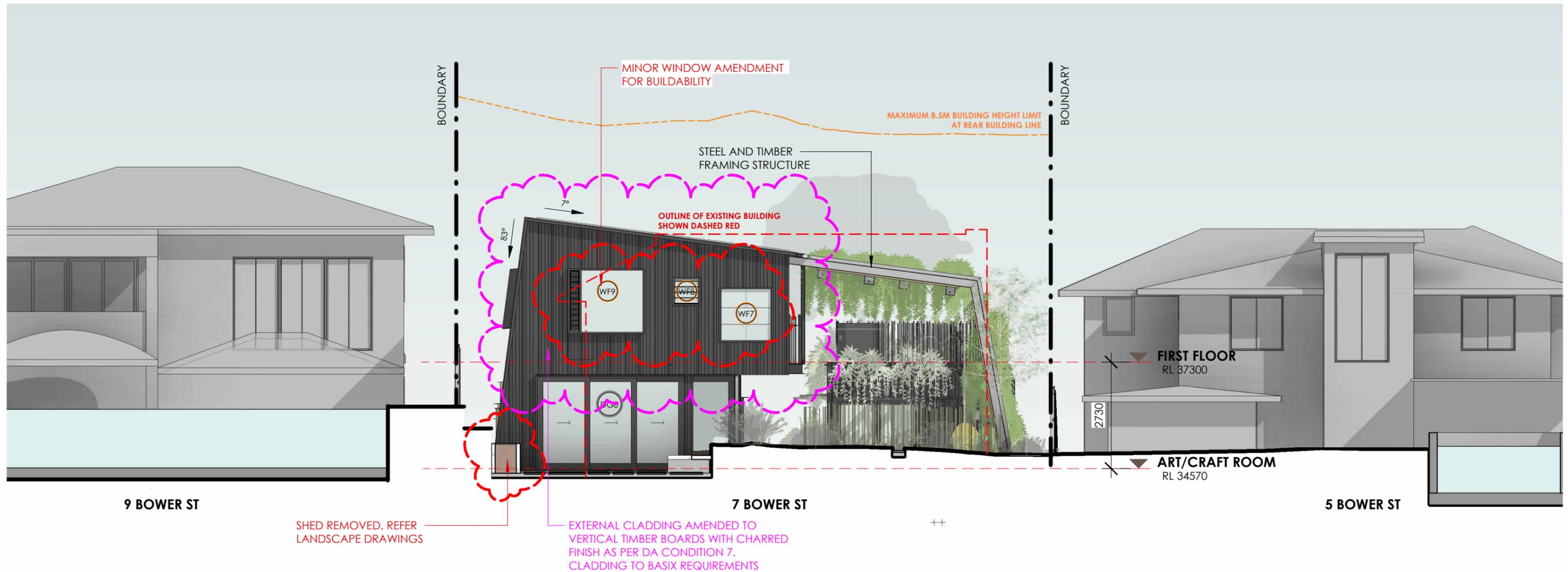
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		<p>PROJECT ADDRESS 7 BOWER STREET MANLY, 2095</p>	<p>CLIENT JURGEN SPANGL & KARIN MUNDSPERGER</p>	<p>DRAWN BY RN/CAR</p> <p>REVIEWED BY CC</p>	<p>REVISION DATE 04/04/2022</p>	<p>REVISION 2</p>

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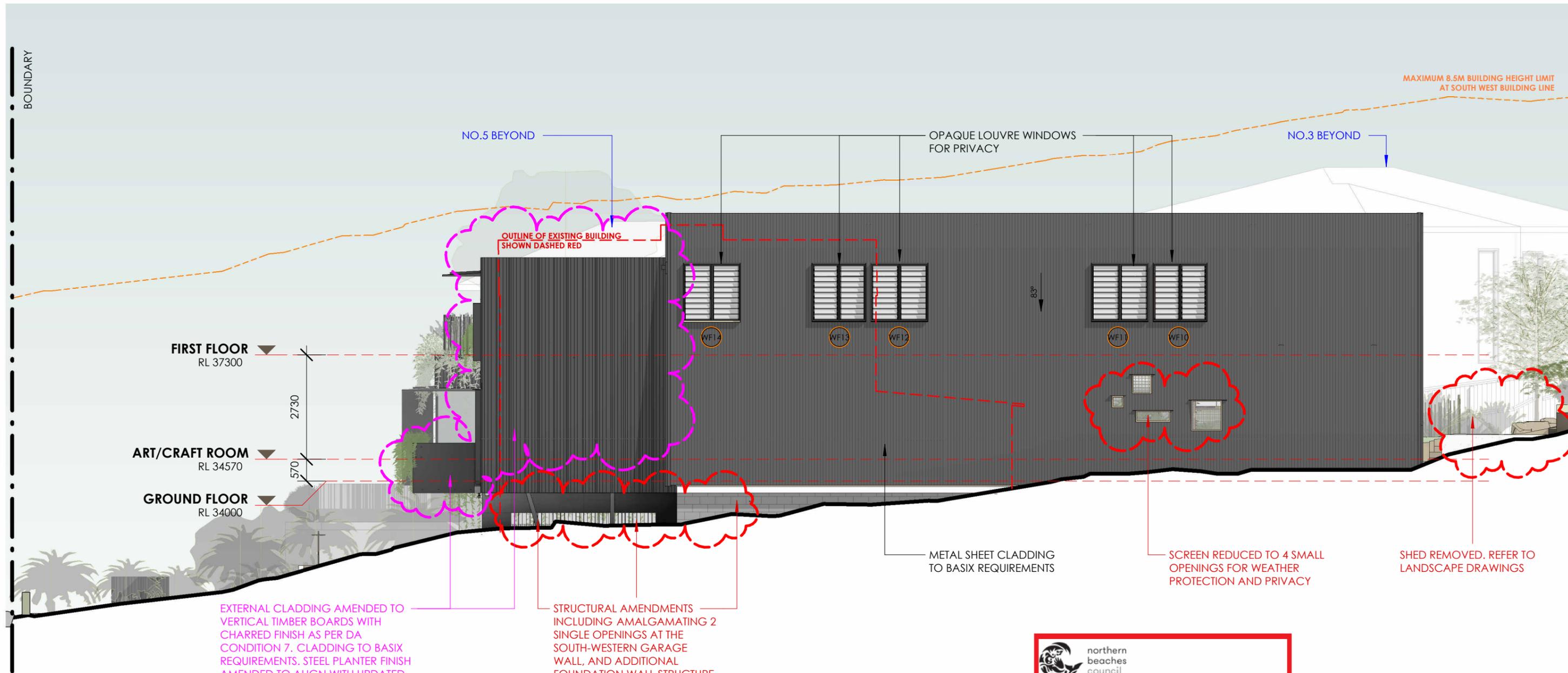
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		<p>PROJECT ADDRESS 7 BOWER STREET MANLY, 2095</p>	<p>CLIENT JURGEN SPANGL & KARIN MUNDSPERGER</p>	<p>DRAWN BY RN/CAR</p> <p>REVIEWED BY CC</p>	<p>REVISION DATE 04/04/2022</p>	<p>REVISION 2</p>

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EXTERNAL CLADDING AMENDED TO VERTICAL TIMBER BOARDS WITH CHARRED FINISH AS PER DA CONDITION 7. CLADDING TO BASIX REQUIREMENTS. STEEL PLANTER FINISH AMENDED TO ALIGN WITH UPDATED EXTERNAL CLADDING

STRUCTURAL AMENDMENTS INCLUDING AMALGAMATING 2 SINGLE OPENINGS AT THE SOUTH-WESTERN GARAGE WALL, AND ADDITIONAL FOUNDATION WALL STRUCTURE AND COLUMNS

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PROJECT 19-030 HOLOCENE HOUSE	SCALE 1 : 100 @ A3	DRAWING TITLE ELEVATION - SOUTH-WEST		
PROJECT ADDRESS 7 BOWER STREET MANLY, 2095	CLIENT JURGEN SPANGL & KARIN MUNDSPERGER	DRAWN BY RN/CAR	REVISION DATE 04/04/2022	DRAWING NUMBER DA 010
		REVIEWED BY CC	REVISION 2	

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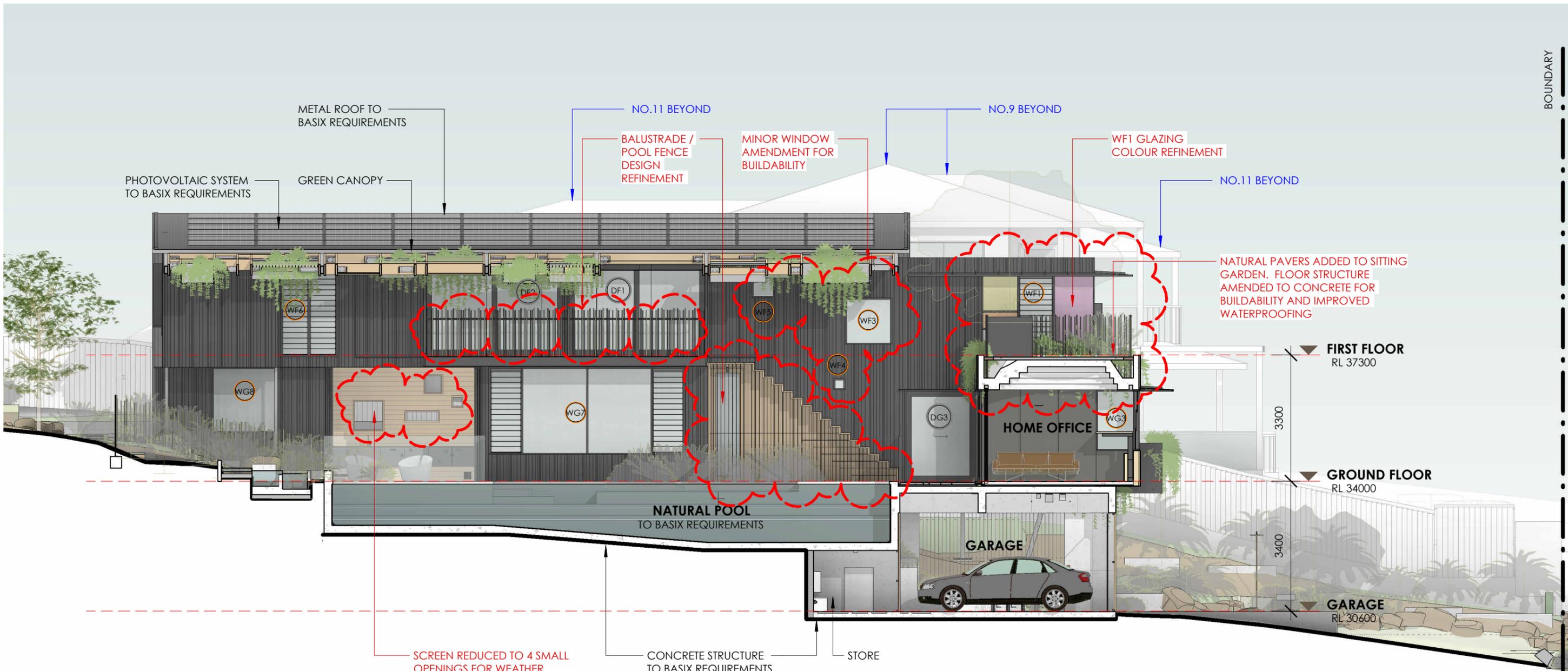
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		PROJECT ADDRESS 7 BOWER STREET MANLY, 2095	CLIENT JURGEN SPANGL & KARIN MUNDSPERGER	DRAWN BY RN/CAR	REVISION DATE 04/04/2022	REVISION 2

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BOUNDARY



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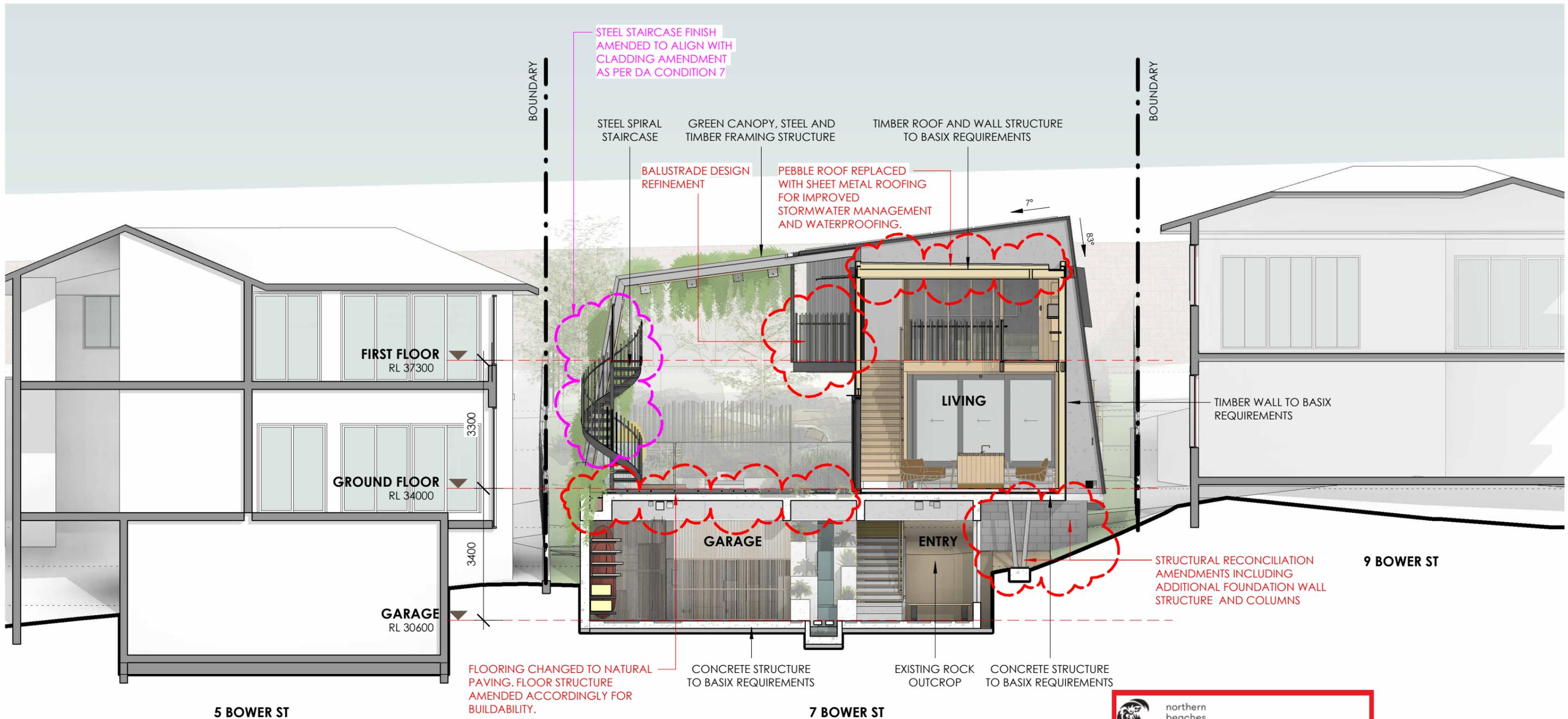
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		<p>PROJECT ADDRESS 7 BOWER STREET MANLY, 2095</p>	<p>CLIENT JURGEN SPANGL & KARIN MUNDSPERGER</p>	<p>DRAWN BY RN/CAR</p> <p>REVIEWED BY CC</p>	<p>REVISION DATE 04/04/2022</p>	<p>REVISION 2</p>

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PROJECT
19-030 HOLOCENE HOUSE
PROJECT ADDRESS
7 BOWER STREET
MANLY, 2095

CLIENT
JURGEN SPANGL & KARIN
MUNDSPERGER

SCALE
1 : 100 @ A3
DRAWN BY
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DRAWING TITLE
SECTION C - GARAGE AND LIVING
REVISION DATE
04/04/2022
REVISION
2
DRAWING NUMBER
DA 013