

DEVELOPMENT APPLICATION DRAWING LIST

SHEET NUMBER	SHEET NAME
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DA 000	COVER PAGE & DRAWING REGISTER
DA 001	EXISTING SITE PLAN & SITE ANALYSIS PLAN
DA 002	PROPOSED SITE PLAN
DA 003	PROPOSED GARAGE FLOOR PLAN
DA 004	PROPOSED GROUND FLOOR PLAN
DA 005	PROPOSED FIRST FLOOR PLAN
DA 006	PROPOSED ROOF PLAN
DA 007	ELEVATION - NORTH-WEST
DA 008	ELEVATION - NORTH-EAST
DA 009	ELEVATION - SOUTH-EAST
DA 010	ELEVATION - SOUTH-WEST
DA 011	SECTION A - MAIN HOUSE
DA 012	SECTION B - POOL, HOME OFFICE & GARAGE
DA 013	SECTION C - GARAGE AND LIVING
DA 014	SHADOW DIAGRAMS - 9AM WINTER
DA 015	SHADOW DIAGRAMS - 12PM WINTER
DA 016	SHADOW DIAGRAMS - 3PM WINTER
DA 017	NO.9 ELEVATIONAL SHADOW DIAGRAMS
DA 018	EROSION CONTROL & WASTE MANAGEMENT
DA 019	EXCAVATION AND FILL PLAN
DA 020	EXTERNAL FINISHES & MATERIALS
DA 021	LEP MAX 8.5M HEIGHT DIAGRAM
DA 022	VIEW FROM NO.5 FRONT TERRACE & BALCONY
DA 023	VIEW FROM NO.9 FRONT ROOM & BALCONY



LOCATION PLAN
1:1000

VIEW FROM BOWER STREET



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W: www.cplusc.com

PROJECT
19-030 SPANGL MUNDSPERGER
RESIDENCE

PROJECT ADDRESS
7 BOWER STREET
MANLY, 2095

CLIENT
JURGEN SPANGL & KARIN
MUNDSPERGER

PROJECT CONTACT
RYAN NG (PROJECT ARCHITECT)
E: ryan@cplusc.com.au
P: +61 2 9690 2211

DOCUMENTS BY OTHER CONSULTANTS

- SURVEY PLAN BY C.M.S. SURVEYORS
- BASIX CERTIFICATE BY CERTIFIED ENERGY
- STATEMENT OF ENVIRONMENTAL EFFECTS BY WILLANA URBAN
- LANDSCAPE PLAN BY DUNCAN GIBBS
- STORMWATER MANAGEMENT PLANS BY STELLEN CONSULTING
- GEOTECHNICAL REPORT BY WITT CONSULTING
- BUSHFIRE REPORT BY BUSHFIRE PLANNING SERVICES
- ECOLOGICAL IMPACT STATEMENT BY ACS ENVIRONMENTAL

FOR DEVELOPMENT APPLICATION

DRAWING TITLE		
COVER PAGE & DRAWING REGISTER		
REVISION DATE	REVISION	DRAWING NUMBER
23/07/2020	1	DA 000

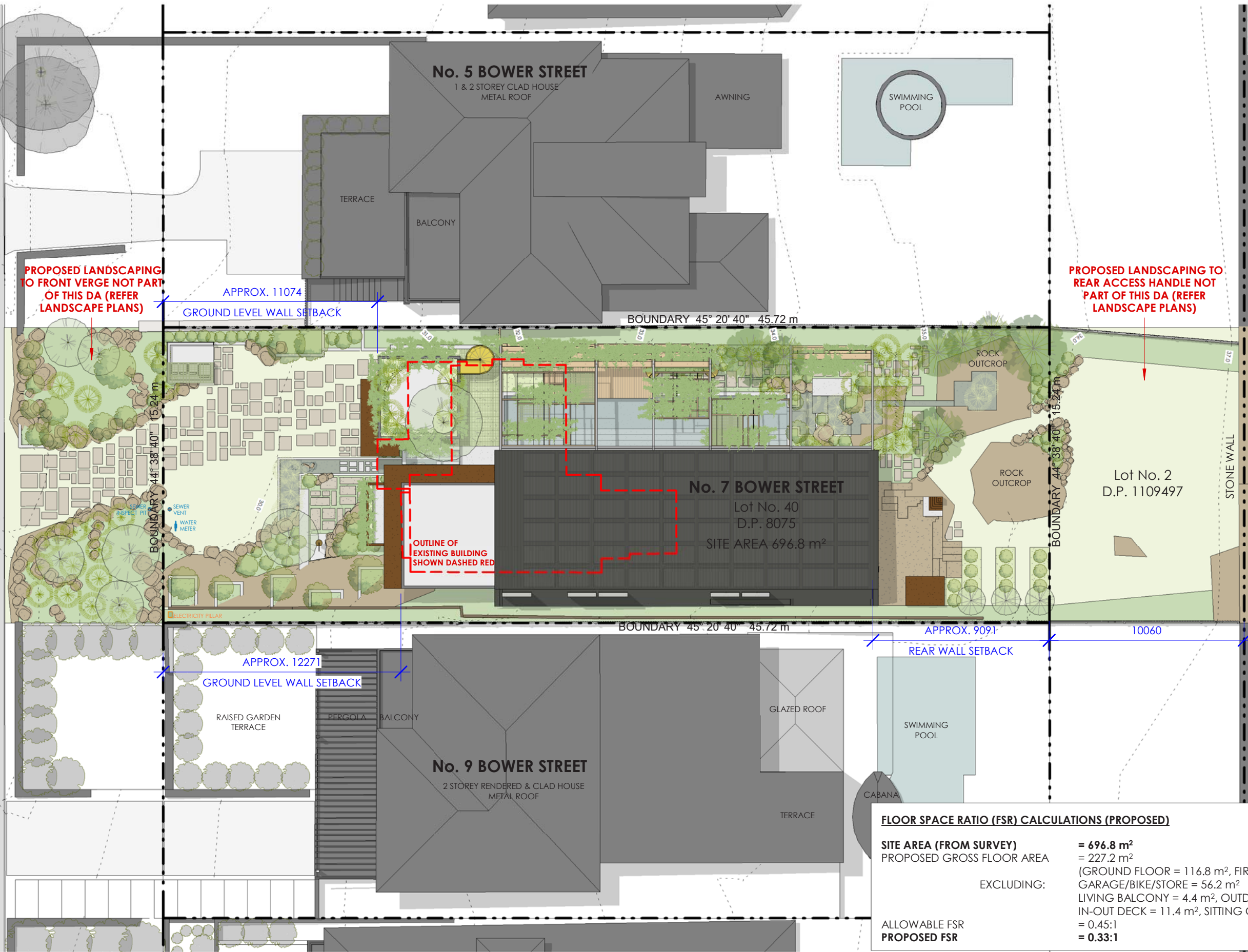


BOWER STREET

SYDNEY HARBOUR NATIONAL PARK

PROPOSED LANDSCAPING TO FRONT VERGE NOT PART OF THIS DA (REFER LANDSCAPE PLANS)

PROPOSED LANDSCAPING TO REAR ACCESS HANDLE NOT PART OF THIS DA (REFER LANDSCAPE PLANS)



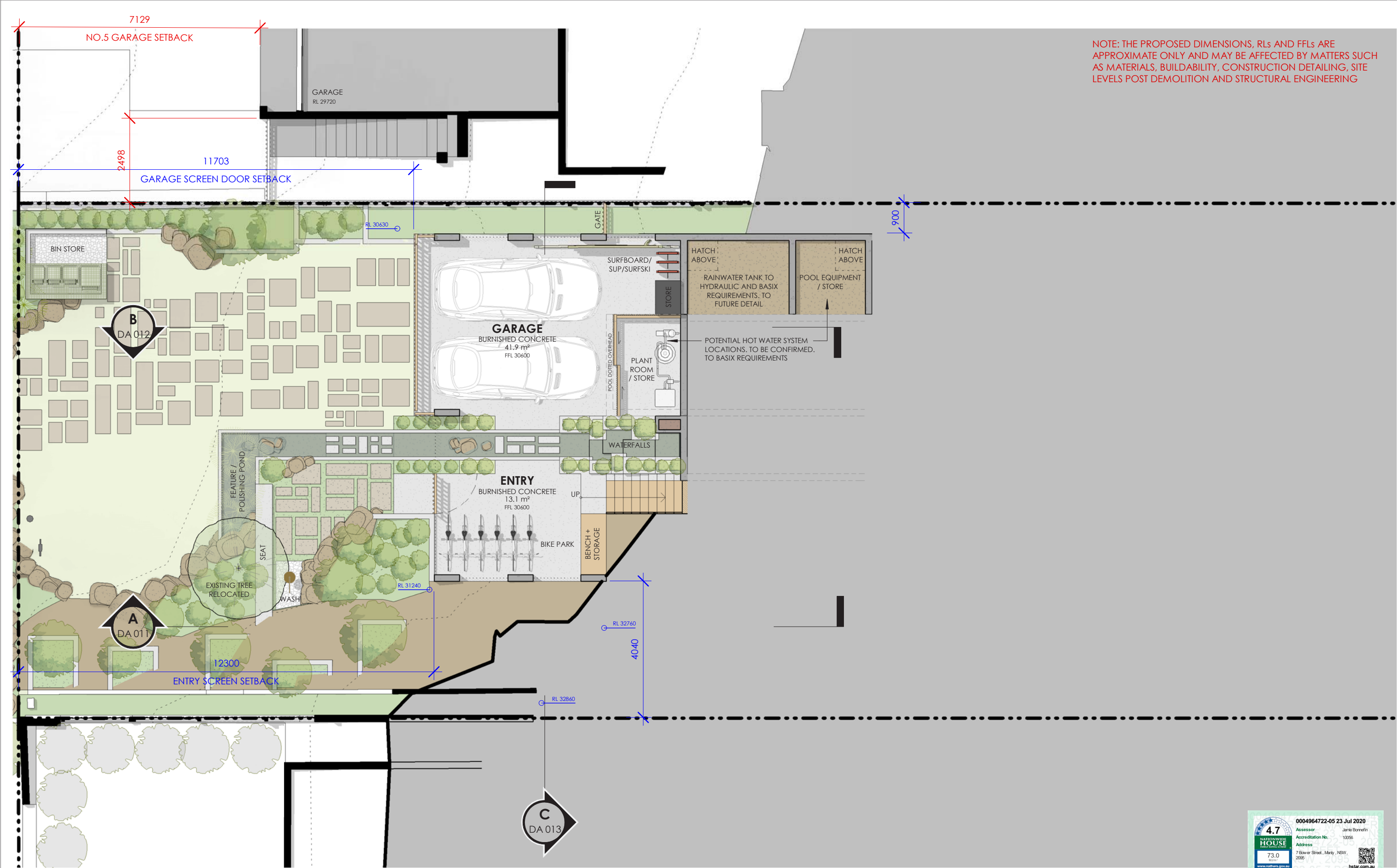
FLOOR SPACE RATIO (FSR) CALCULATIONS (PROPOSED)

SITE AREA (FROM SURVEY)	= 696.8 m ²
PROPOSED GROSS FLOOR AREA	= 227.2 m ²
EXCLUDING:	(GROUND FLOOR = 116.8 m ² , FIRST FLOOR = 110.4 m ²)
	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 ADDRESS 7 BOWER STREET MANLY, 2095	CLIENT JURGEN SPANGL & KARIN MUNDSPERGER	DRAWN BY RN/CAR REVIEWED BY CC		REVISION DATE 23/07/2020		REVISION 1	DRAWING NUMBER DA 002	

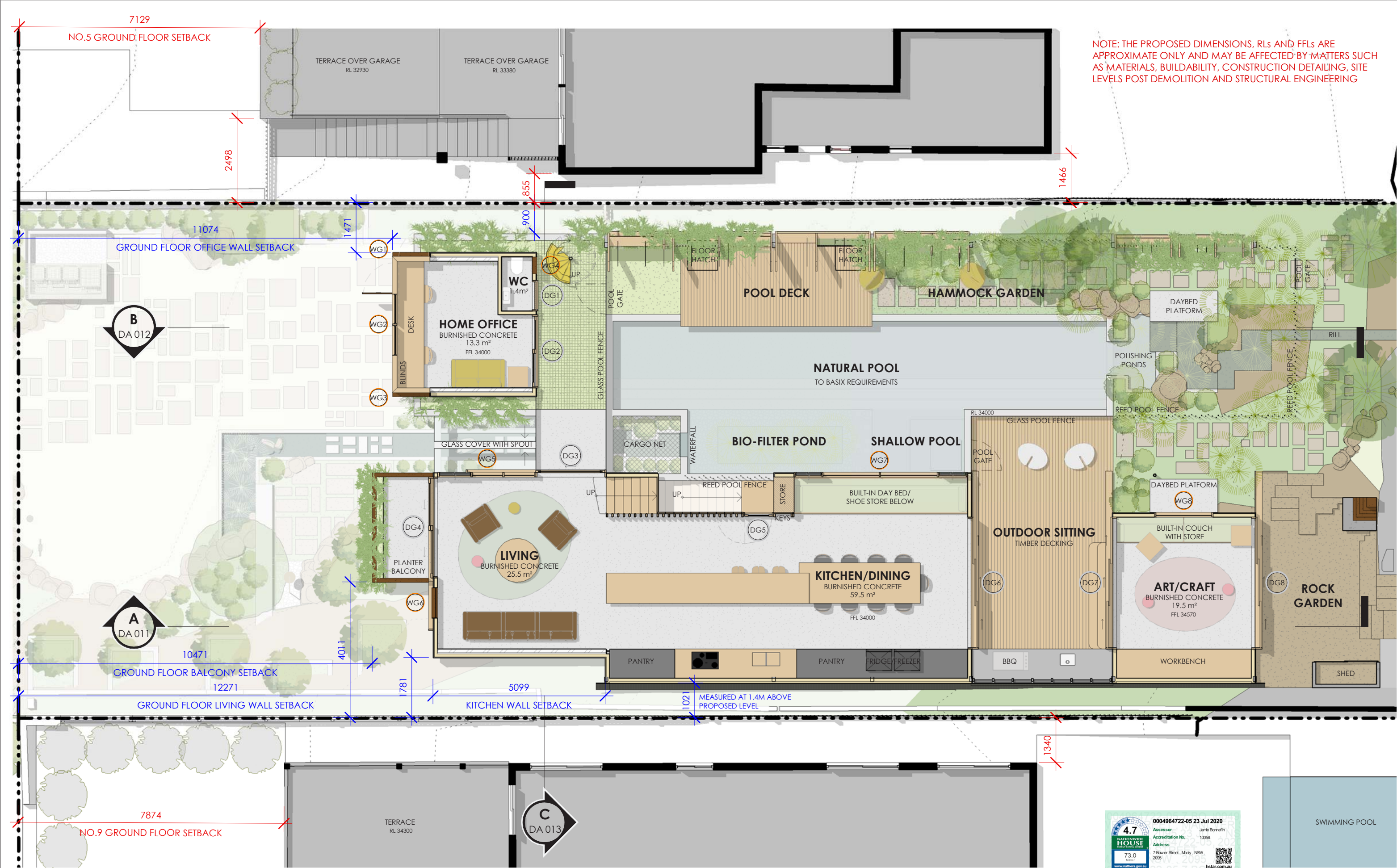
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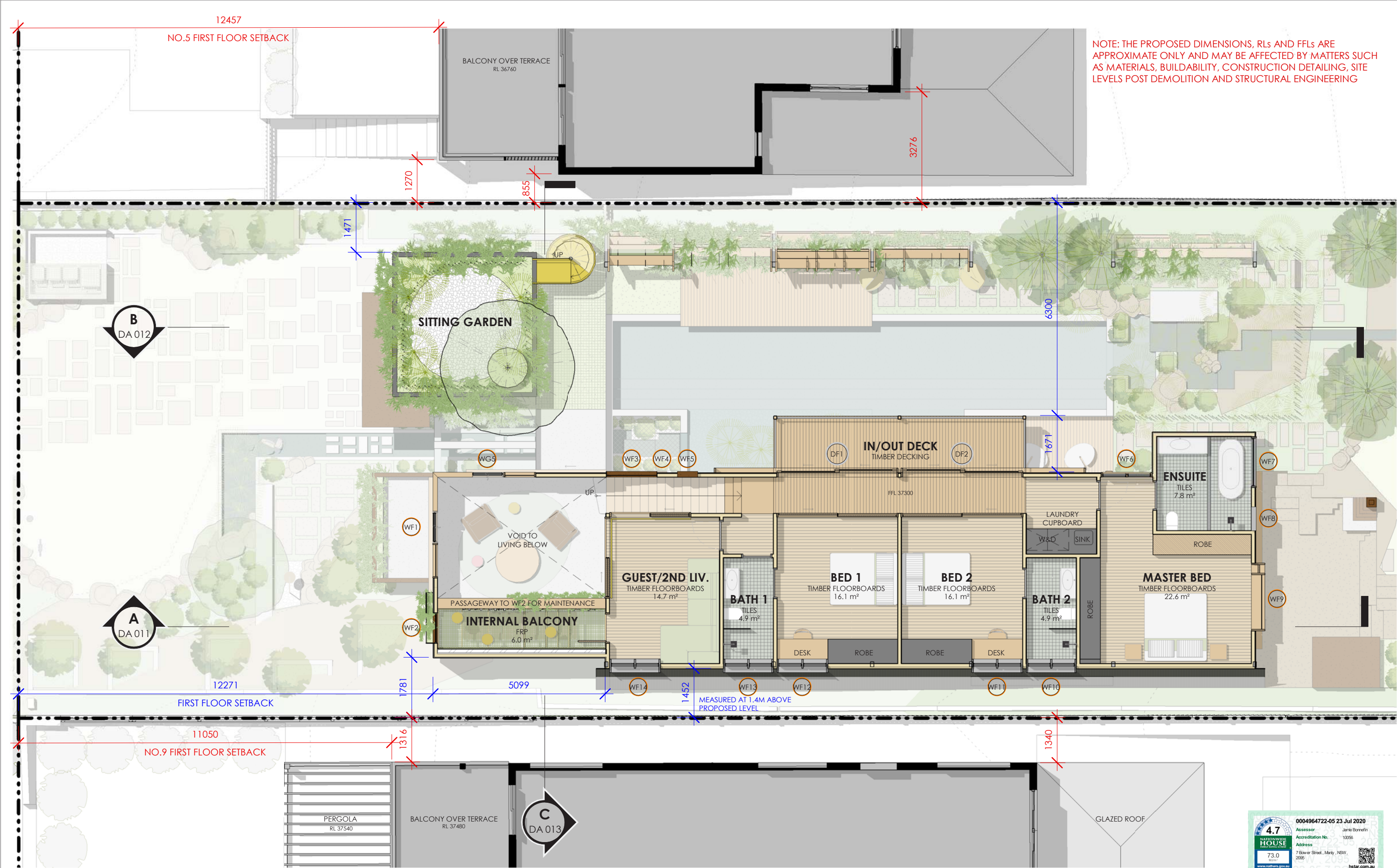


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			PROJECT ADDRESS 7 BOWER STREET MANLY, 2095	CLIENT JURGEN SPANGL & KARIN MUNDSPERGER	DRAWN BY RN/CAR REVIEWED BY CC	REVISION DATE 23/07/2020	REVISION 1	DRAWING NUMBER DA 003



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			PROJECT ADDRESS 7 BOWER STREET MANLY, 2095	CLIENT JURGEN SPANGL & KARIN MUNDSPERGER	DRAWN BY RN/CAR REVIEWED BY CC	REVISION DATE 23/07/2020	REVISION 1	DRAWING NUMBER DA 004



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PROJECT 19-030 SPANGL MUNDSPERGER RESIDENCE		SCALE 1 : 100 @ A3		DRAWING TITLE PROPOSED FIRST FLOOR PLAN	
PROJECT ADDRESS 7 BOWER STREET MANLY, 2095		CLIENT JURGEN SPANGL & KARIN MUNDSPERGER		REVISION DATE 23/07/2020	REVISION 1
		DRAWN BY RN/CAR REVIEWED BY CC		DRAWING NUMBER DA 005	





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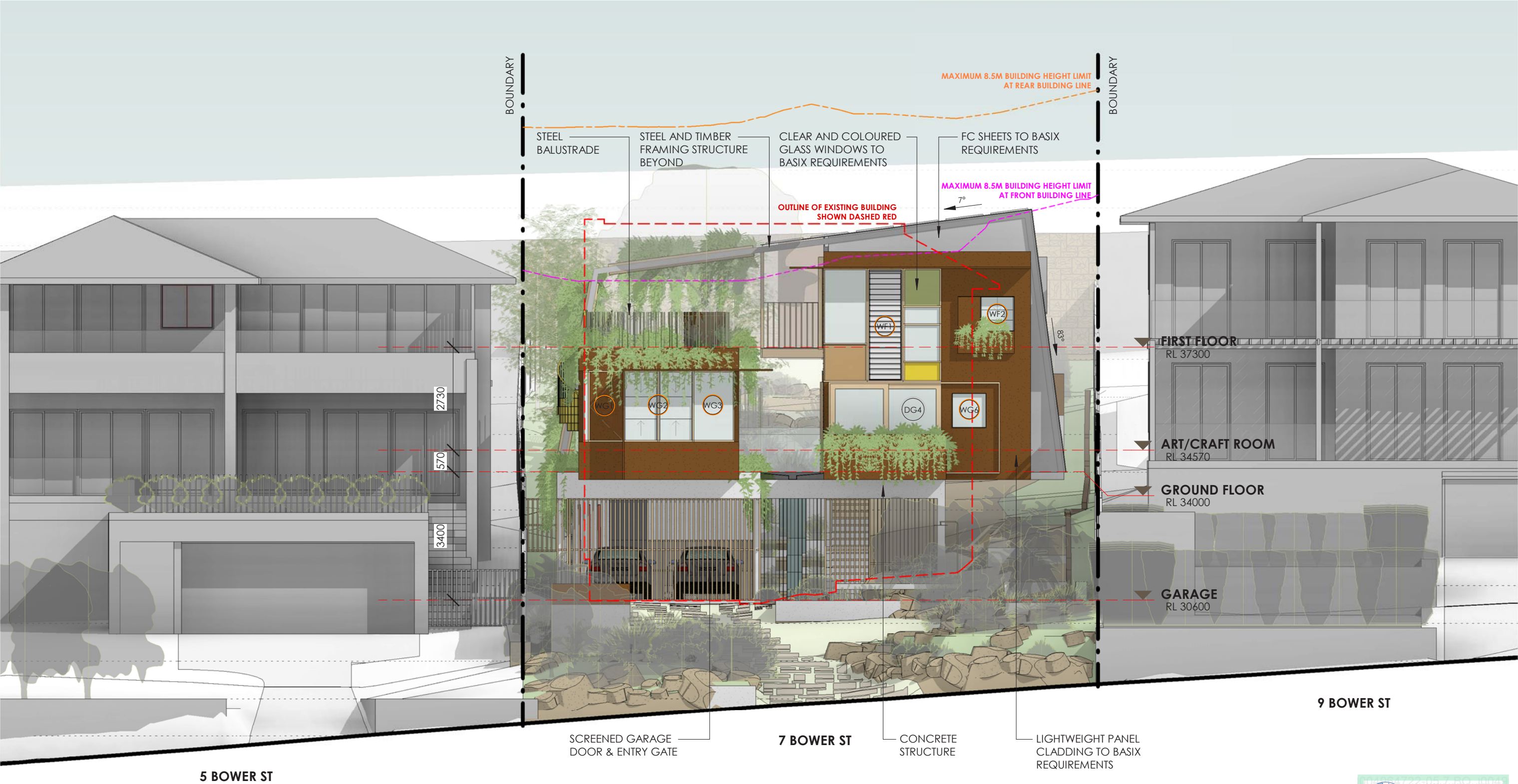


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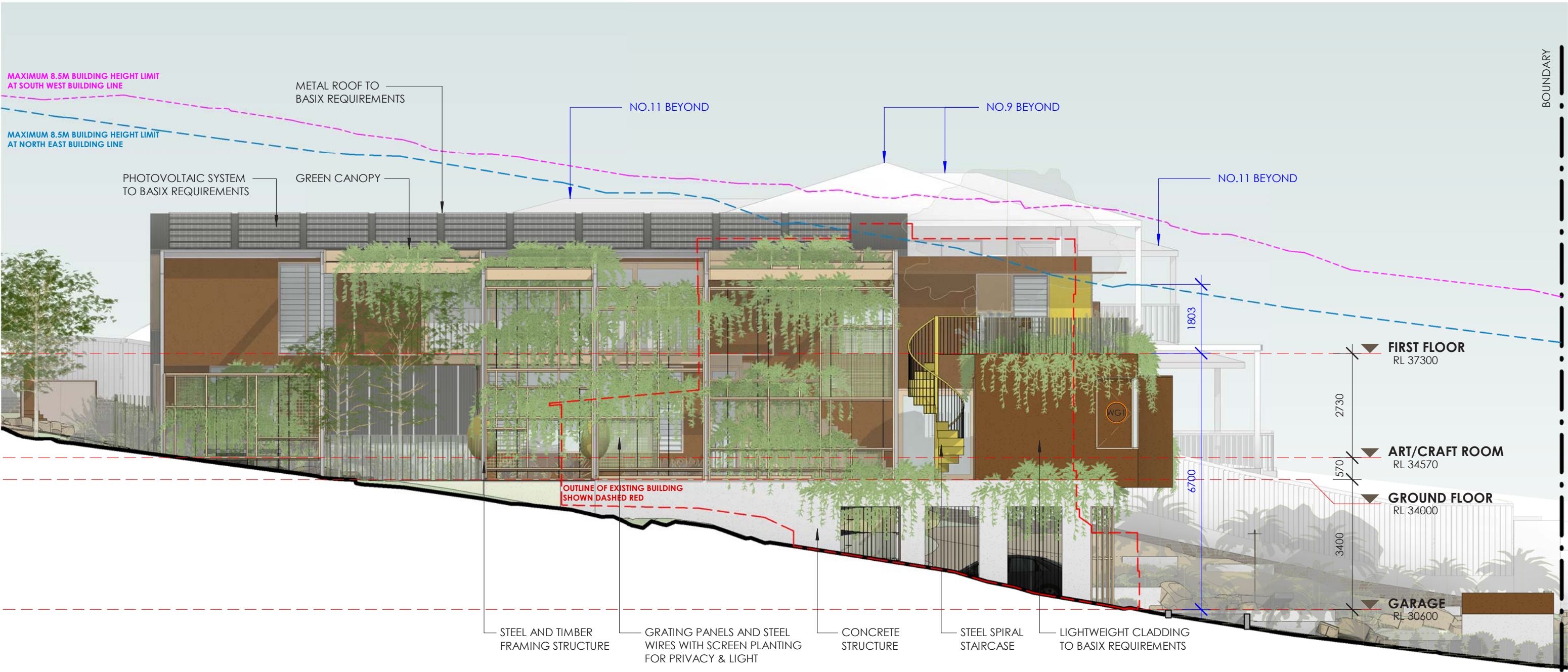
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PROJECT 19-030 SPANGL MUNDSPEGER RESIDENCE		SCALE 1 : 100 @ A3		DRAWING TITLE ELEVATION - NORTH-WEST		
PROJECT ADDRESS 7 BOWER STREET MANLY, 2095	CLIENT JURGEN SPANGL & KARIN MUNDSPEGER	DRAWN BY RN/CAR	REVIEWED BY CC	REVISION DATE 23/07/2020	REVISION 1	DRAWING NUMBER DA 007



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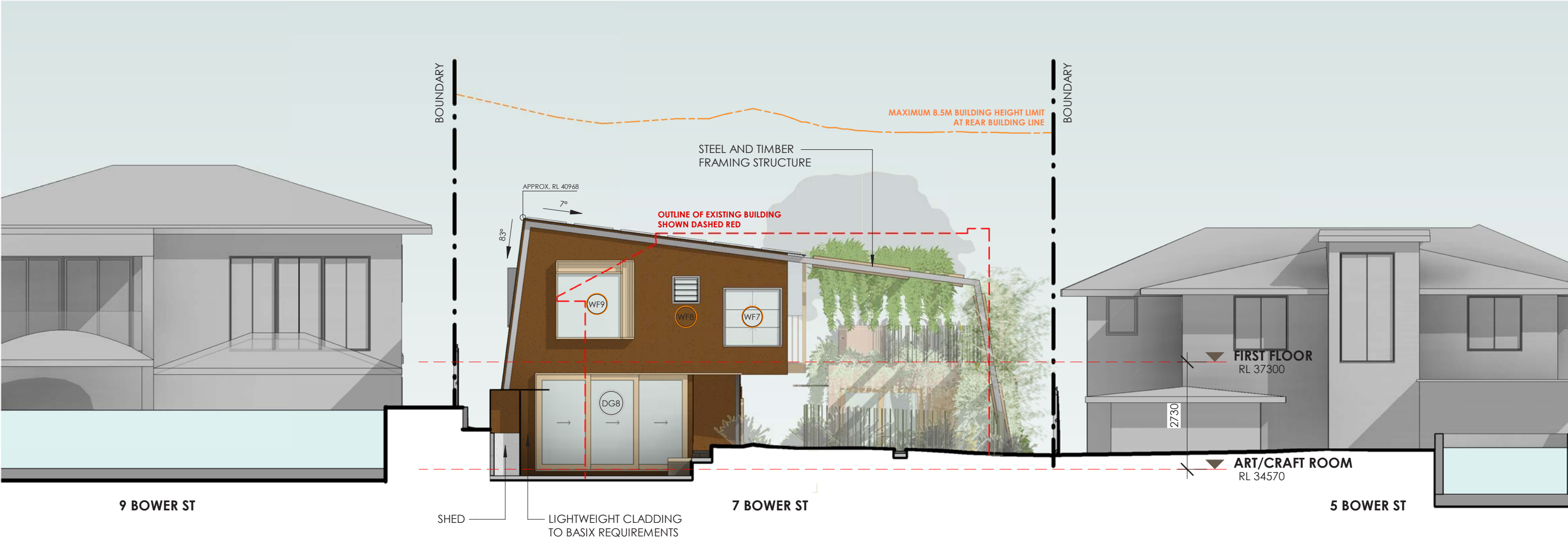


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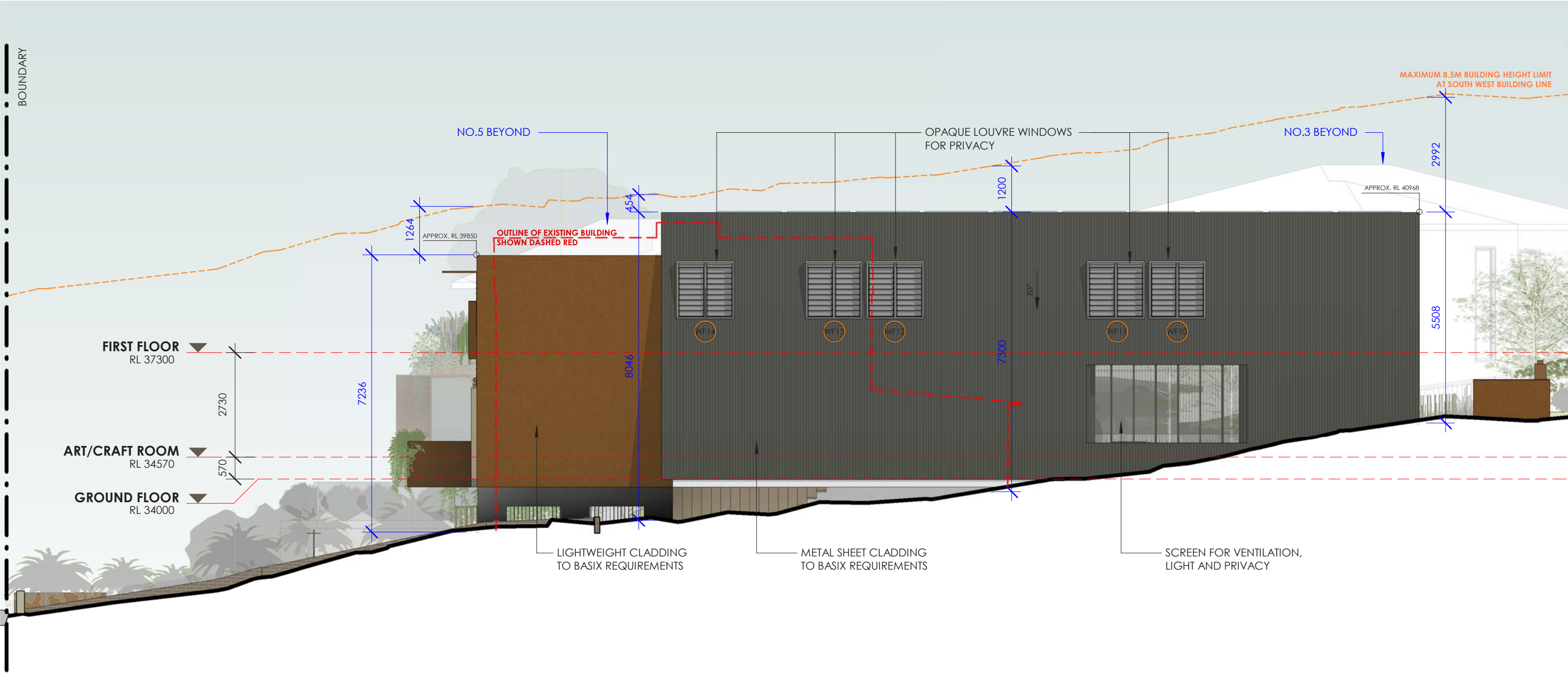
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PROJECT 19-030 SPANGL MUNDSPERGER RESIDENCE		SCALE 1 : 100 @ A3	DRAWING TITLE ELEVATION - SOUTH-EAST		
PROJECT ADDRESS 7 BOWER STREET MANLY, 2095	CLIENT JURGEN SPANGL & KARIN MUNDSPERGER	DRAWN BY RN/CAR REVIEWED BY CC	REVISION DATE 23/07/2020	REVISION 1	DRAWING NUMBER DA 009



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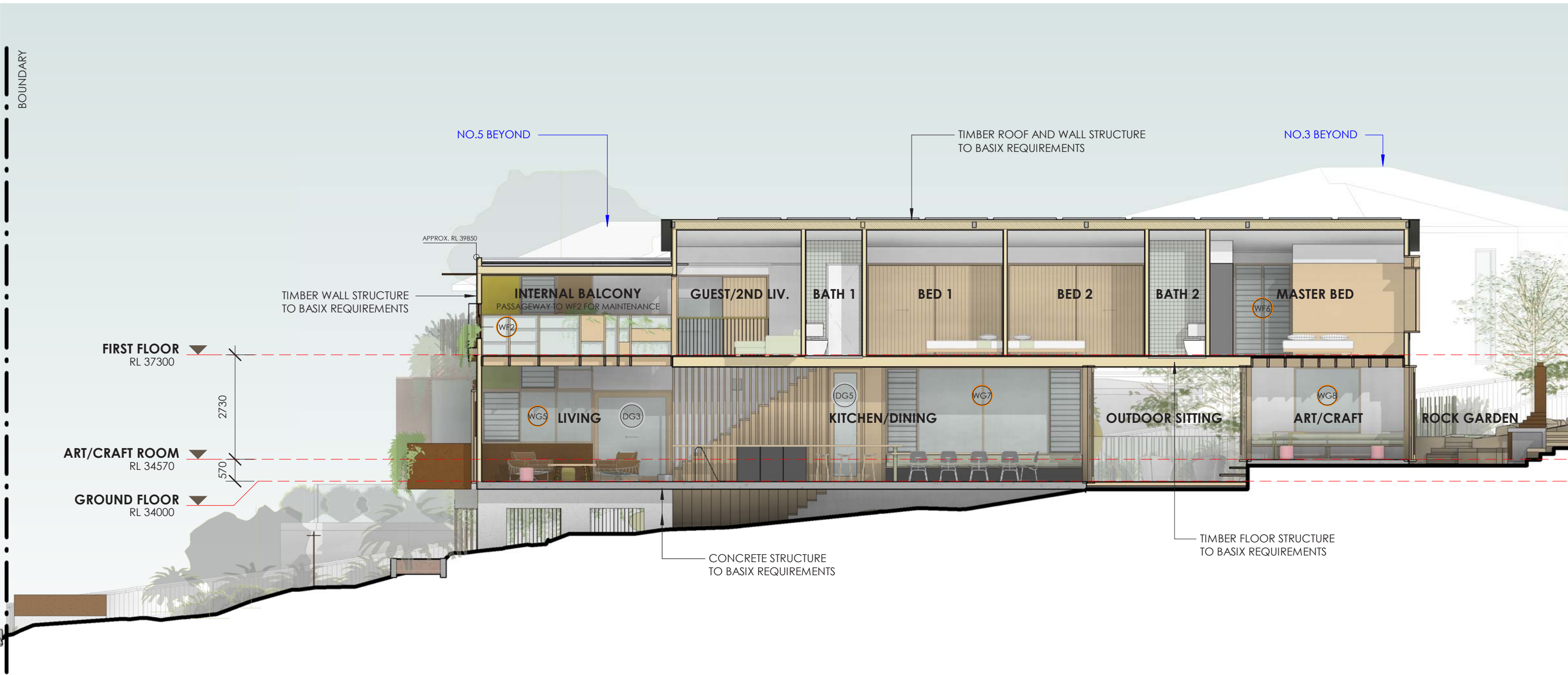


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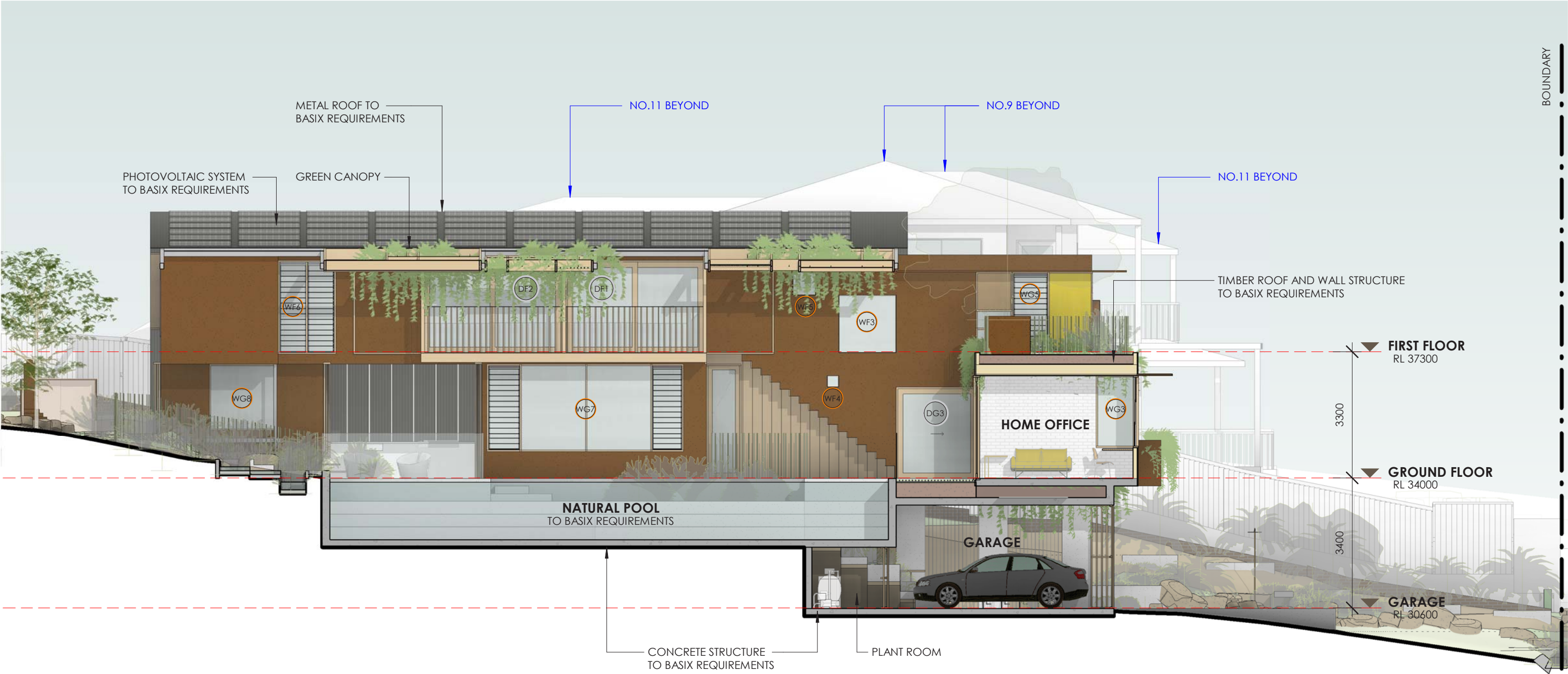


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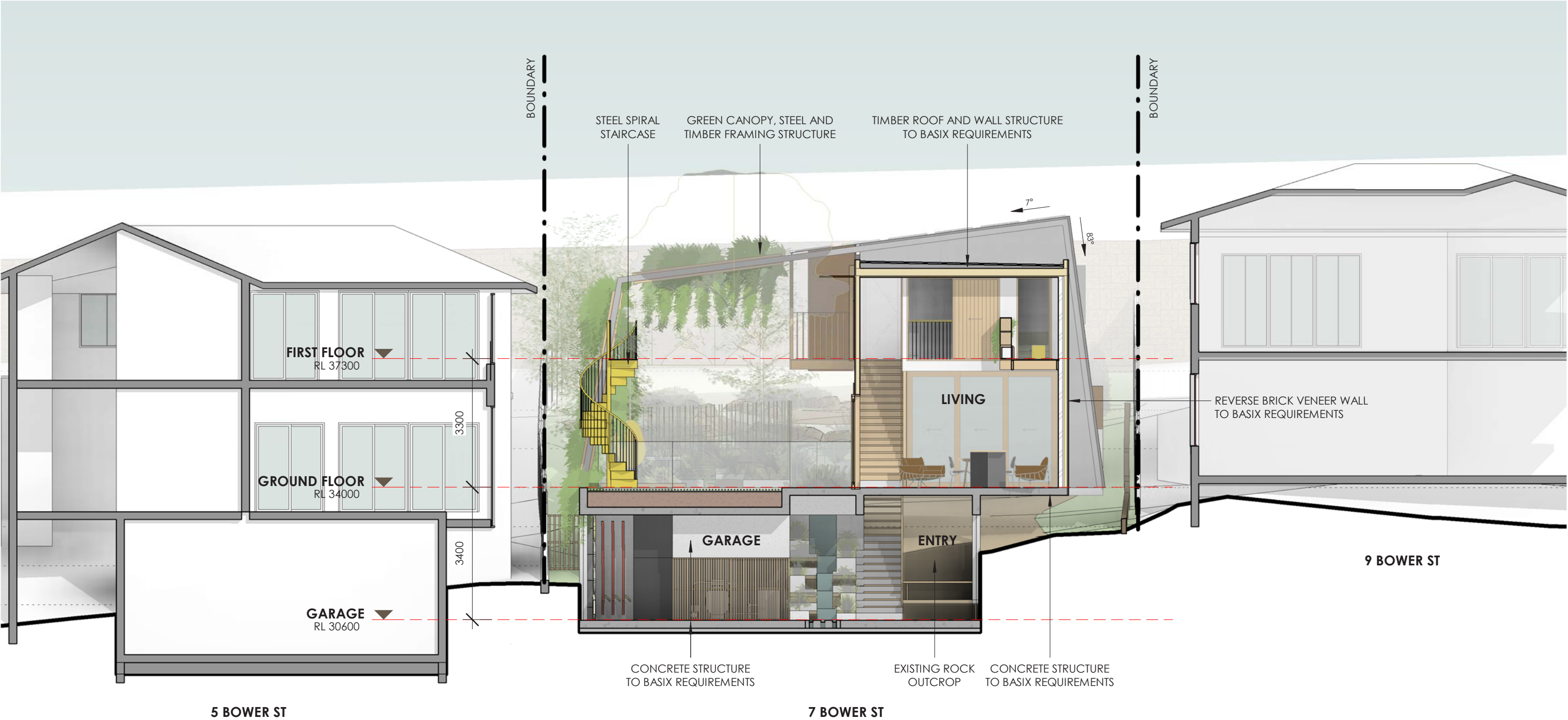


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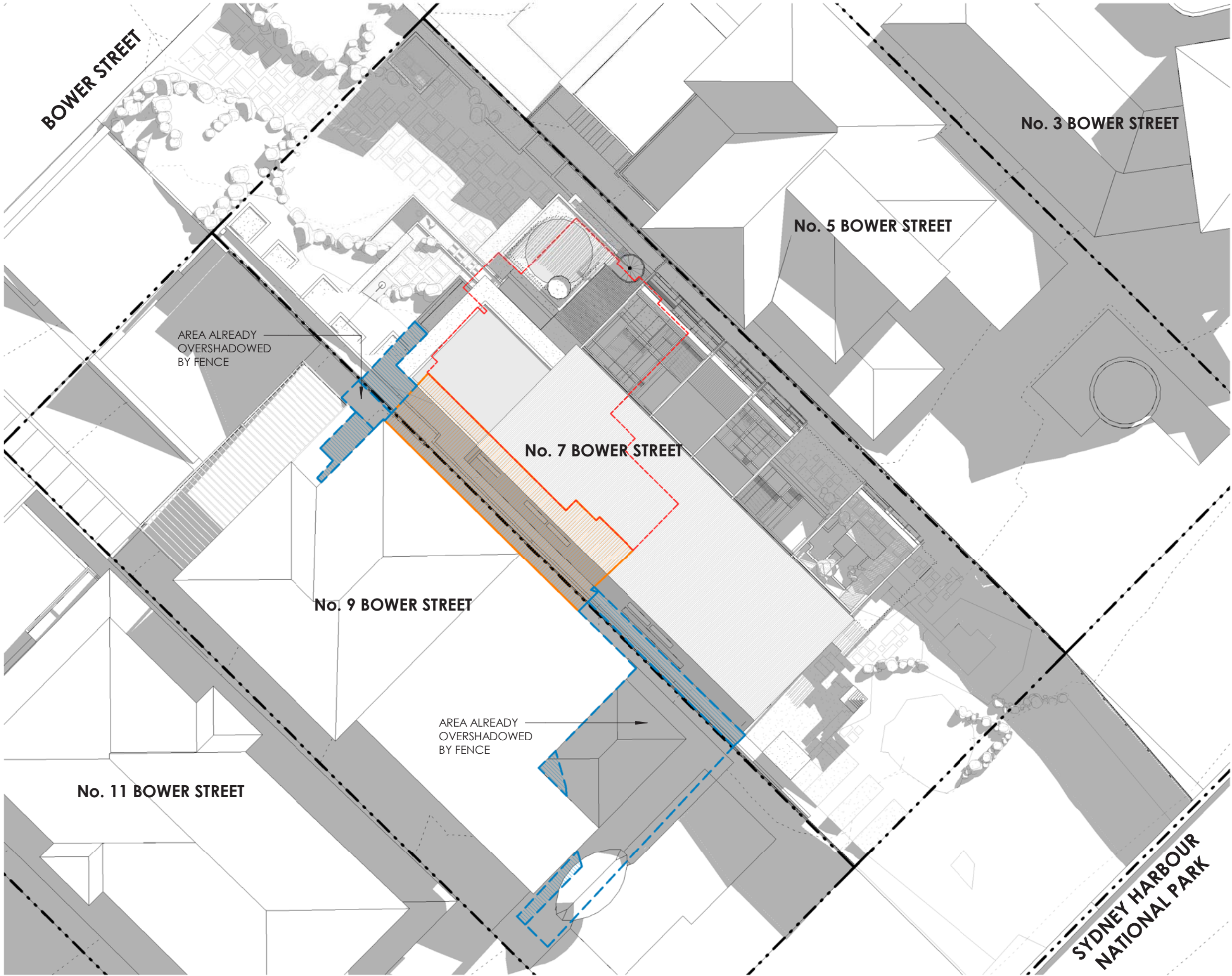
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	PROJECT ADDRESS 7 BOWER STREET MANLY, 2095	CLIENT JURGEN SPANGL & KARIN MUNDSPERGER	DRAWN BY RN/CAR REVIEWED BY CC	REVISION DATE 23/07/2020	REVISION 1	DRAWING NUMBER DA 013	







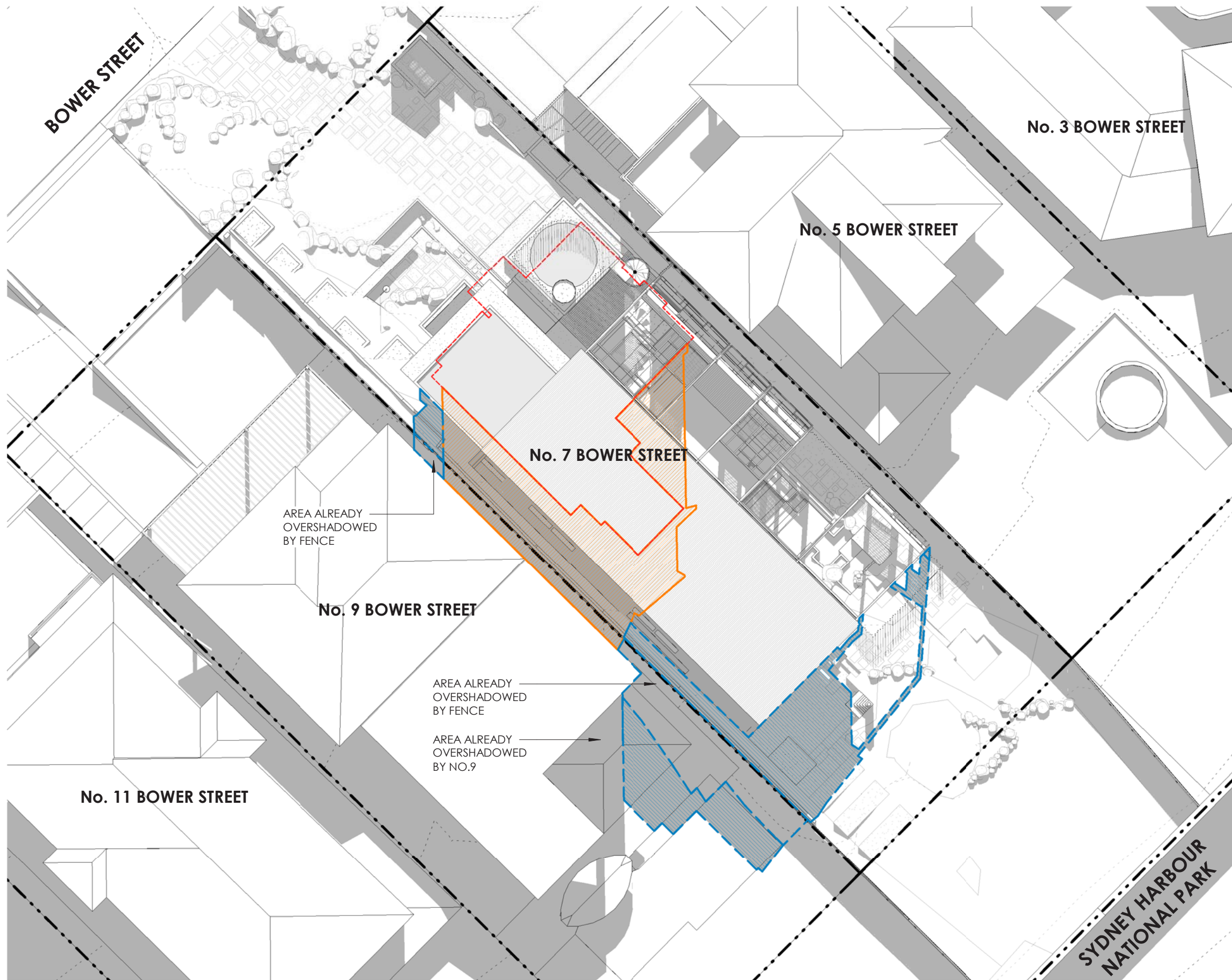
- SHADOW DIAGRAMS NOTES**
1. THE SCOPE OF SHADOW ANALYSIS CONSISTS OF THE SUBJECT SITE AND TWO ADJOINING PROPERTIES ONLY. SHADOWS CAST BY OTHER NEIGHBOURING STRUCTURES ARE NOT INCLUDED IN THE DIAGRAMS.
 2. ADJOINING BUILDINGS' HEIGHT AND BOUNDARIES ARE APPROXIMATE ONLY.



- EXISTING DEMOLISHED
- SHADOW CAST BY EXISTING BUILDING
- SHADOW CAST BY PROPOSED BUILDING
- EXTEND OF ADDITIONAL OVERSHADOWING
- EXTENT OF REDUCED OVERSHADOWING

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			PROJECT ADDRESS 7 BOWER STREET MANLY, 2095	CLIENT JURGEN SPANGL & KARIN MUNDSPERGER	DRAWN BY RN/CAR REVIEWED BY CC	REVISION DATE 23/07/2020	REVISION 1	DRAWING NUMBER DA 014





SHADOW DIAGRAMS NOTES

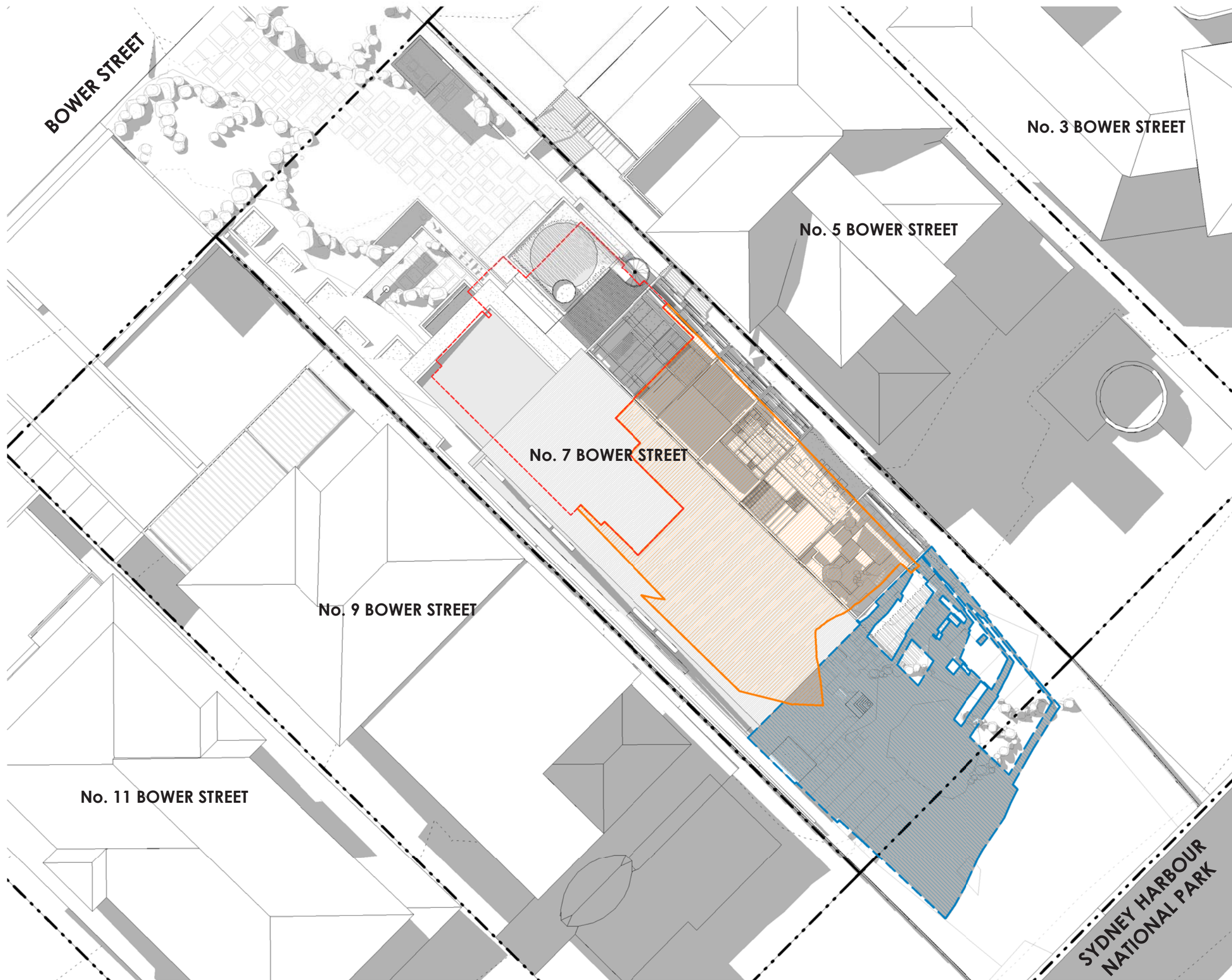
1. THE SCOPE OF SHADOW ANALYSIS CONSISTS OF THE SUBJECT SITE AND TWO ADJOINING PROPERTIES ONLY. SHADOWS CAST BY OTHER NEIGHBOURING STRUCTURES ARE NOT INCLUDED IN THE DIAGRAMS.
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			PROJECT ADDRESS 7 BOWER STREET MANLY, 2095	CLIENT JURGEN SPANGL & KARIN MUNDSPERGER	DRAWN BY RN/CAR REVIEWED BY CC	REVISION DATE 23/07/2020	REVISION 1





SHADOW DIAGRAMS NOTES

1. THE SCOPE OF SHADOW ANALYSIS CONSISTS OF THE SUBJECT SITE AND TWO ADJOINING PROPERTIES ONLY. SHADOWS CAST BY OTHER NEIGHBOURING STRUCTURES ARE NOT INCLUDED IN THE DIAGRAMS.
2. ADJOINING BUILDINGS' HEIGHT AND BOUNDARIES ARE APPROXIMATE ONLY.



- EXISTING DEMOLISHED
- SHADOW CAST BY EXISTING BUILDING
- SHADOW CAST BY PROPOSED BUILDING
- EXTEND OF ADDITIONAL OVERSHADOWING
- EXTENT OF REDUCED OVERSHADOWING

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WINTER 9AM



EXISTING



PROPOSED

WINTER 12PM



EXISTING

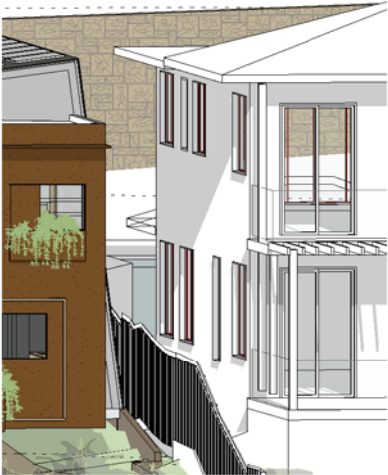


PROPOSED

WINTER 3PM



EXISTING

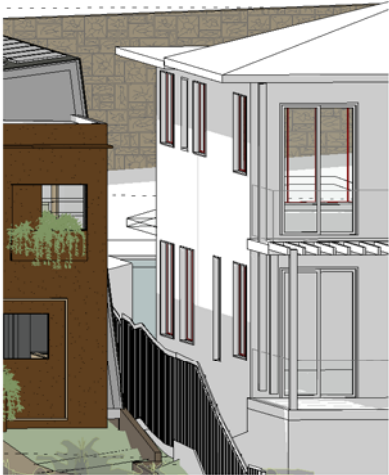


PROPOSED

SUMMER 9AM



EXISTING



PROPOSED

SUMMER 12PM



EXISTING

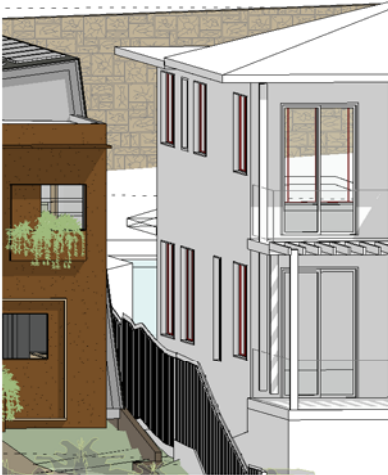


PROPOSED

SUMMER 3PM



EXISTING



PROPOSED



EXISTING

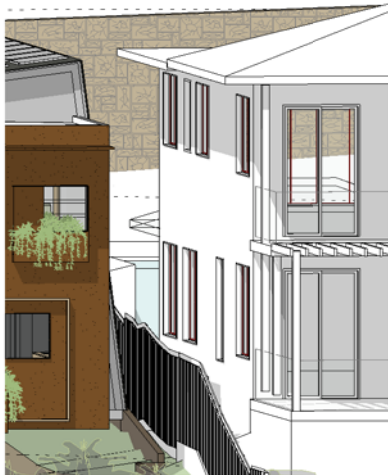


PROPOSED

SPRING 12PM



EXISTING



PROPOSED

AUTUMN 12PM

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PROJECT 19-030 SPANGL MUNDSPERGER RESIDENCE	SCALE NTS	DRAWING TITLE NO.9 ELEVATIONAL SHADOW DIAGRAMS
PROJECT ADDRESS 7 BOWER STREET MANLY, 2095	CLIENT JURGEN SPANGL & KARIN MUNDSPERGER	DRAWN BY RN/CAR REVIEWED BY CC
		REVISION DATE 23/07/2020
		REVISION 1
		DRAWING NUMBER DA 017





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CLIENT
JURGEN SPANGL & KARIN
MUNDSPERGER

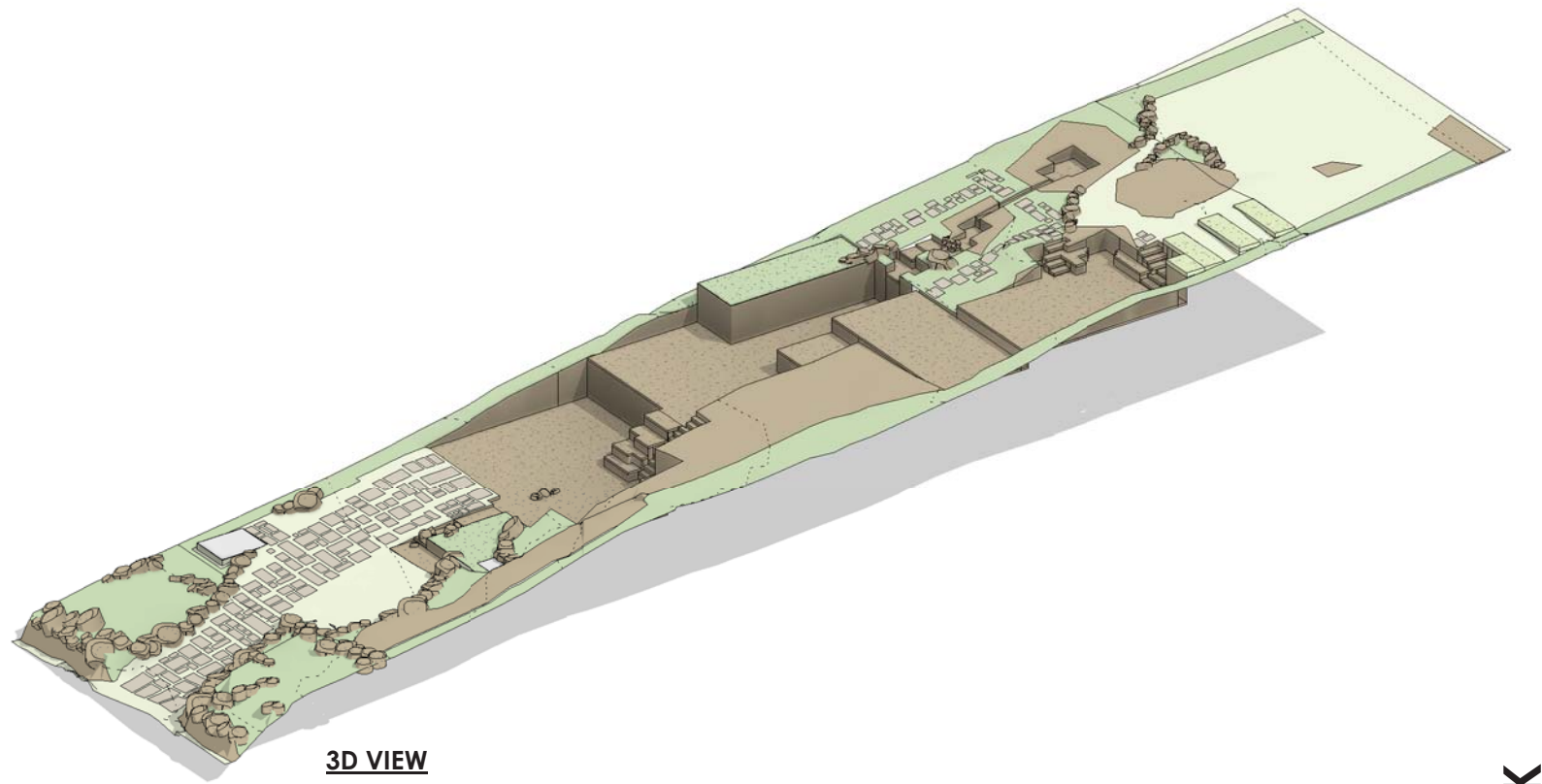
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DRAWING TITLE

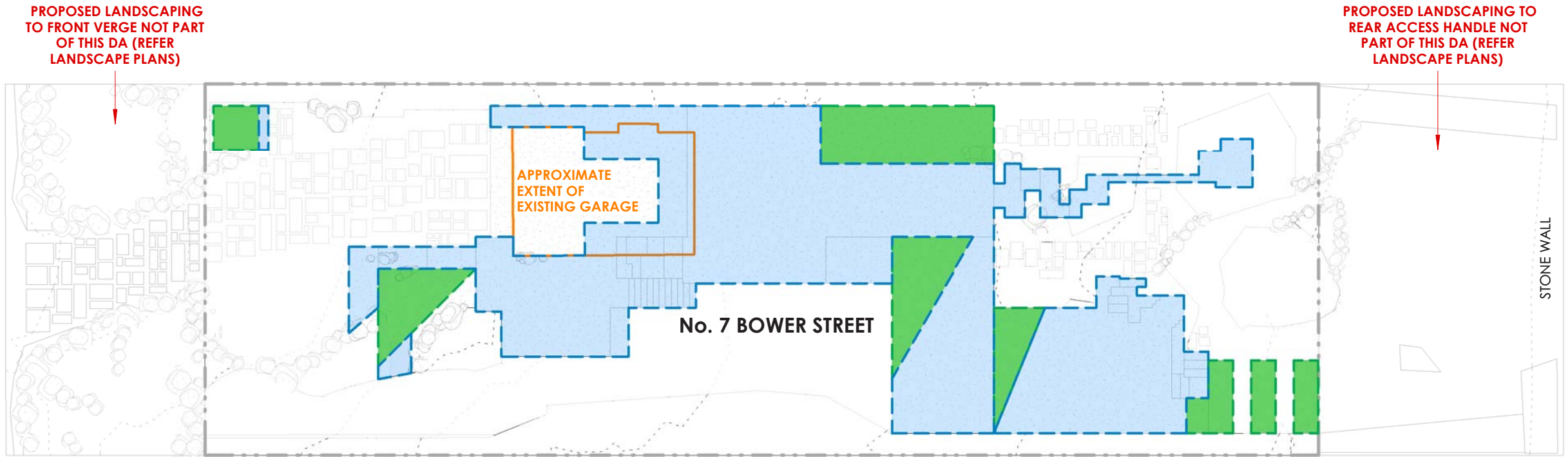
EROSION CONTROL & WASTE MANAGEMENT

REVISION DATE	23/07/2020
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REVISION	DRAWING NUMBER
1	DA 018



3D VIEW



PLAN VIEW

NOTE: THE PROPOSED EXCAVATION AND FILL AREAS ARE APPROXIMATE ONLY AND ARE SUBJECT TO THE ACTUAL SITE CONDITION DURING CONSTRUCTION

EXCAVATION AND FILL PLAN (PROPOSED)



SURFACE AREA: 204m² (APPROX.)

SURFACE AREA: 54m² (APPROX.)

VOLUME: 90-110m³ (APPROX.)

VOLUME: 20-30m³ (APPROX.)



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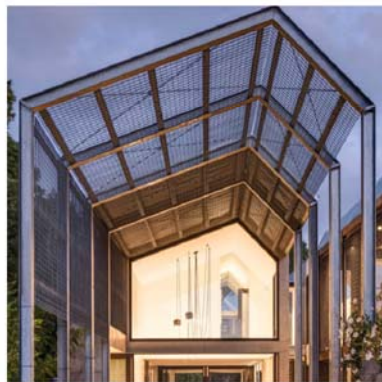


PROJECT
19-030 SPANGL MUNDSPERGER RESIDENCE
PROJECT ADDRESS
7 BOWER STREET
MANLY, 2095
CLIENT
JURGEN SPANGL & KARIN
MUNDSPERGER

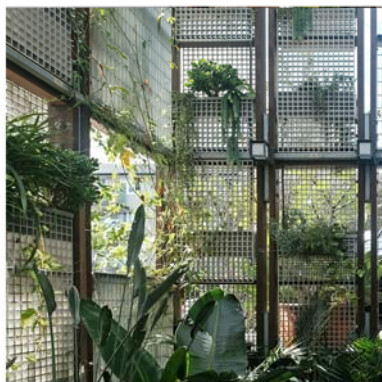
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DRAWING TITLE
EXCAVATION AND FILL PLAN
REVISION DATE
23/07/2020
REVISION
1

DRAWING NUMBER
DA 019



1 STEEL AND TIMBER FRAME
STRUCTURE



2 GRATING PANELS AND
STEEL WIRES WITH
SCREEN PLANTING



3 LIGHTWEIGHT CLADDING



4 CONCRETE STRUCTURE



5 METAL ROOFING



6 TIMBER FRAMED DOORS
& WINDOWS



7 TIMBER BATTENS AND STEEL CABLE WIRES



8 INTEGRATED STONE PAVERS



9 CREEPING AND
CASCADING PLANTS

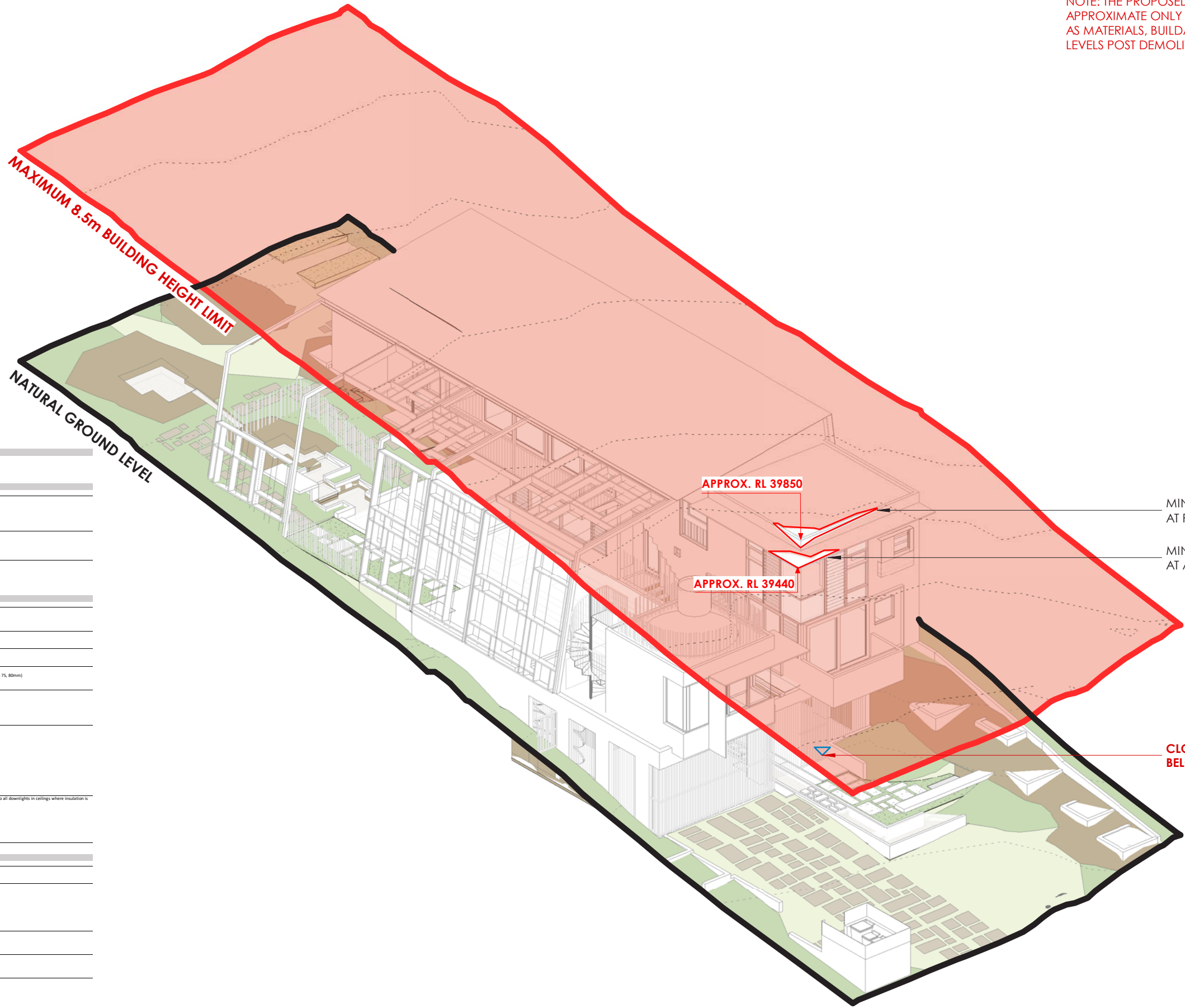


10 STEEL BALUSTRADE



11 EXISTING ROCK OUTCROP

NOTE: THE PROPOSED DIMENSIONS, RLs AND FFLs ARE APPROXIMATE ONLY AND MAY BE AFFECTED BY MATTERS SUCH AS MATERIALS, BUILDABILITY, CONSTRUCTION DETAILING, SITE LEVELS POST DEMOLITION AND STRUCTURAL ENGINEERING



BASIX Project Commitments			
Proposed:		Single Dwelling	
Address:		7 Bower St Manly	
Lot No / DP:		40/8075	
Water (All dwellings)			
Fixtures		Specification	
Shower head rating		3 star (> 6 but <= 7.5 L/min)	
Toilet rating		3 star	
Kitchen taps rating		3 star	
Bathroom taps rating		3 star	
Pool			
Volume		55kL	
Pool cover		Yes	
Pool shaded		Yes	
Alternative water details			
Rainwater tank size		5000L	
Connected to:		Garden and lawn areas	
All toilets		Yes	
Laundry		No	
Pool		Yes	
Thermal Comfort			
Accreditation Number:		BDNV VIC/BDNAV/17/1807	
External walls			
Material used		Dark colour	R2.7
Reverse brick veneer		As per plans	Dark colour R2.7
			Bulk + Anti-glare foil
			Bulk + Anti-glare foil
Internal walls			
Cavity wall, direct fix plasterboard		No insulation	
Ceiling			
External ceiling - Plasterboard		R4.0 Bulk insulation	
Roof			
Corrugated iron		Dark Colour (solar absorbance <0.70)	
		R1.8 Bulk + Reflective side down, anti-glare lip (Anticon 75, 80mm)	
Floors			
Concrete slab on ground		Anti/ Craft	No insulation
Suspended concrete slab		Ground Floor	R2.5 Bulk insulation
Suspended timber		First floor exposed areas only	R2.5 Bulk insulation
Windows			
Timber frame TIM-004-03	All timber frame windows (incl louvers)	Performance glazing with U-value 2.3 and SHGC 0.32	
Timber frame TIM-003-04	DGS & WG8 only	Performance glazing with U-value 2.3 and SHGC 0.19	
Timber frame TIM-003-03	Home Office WG2 & WG3 only	Performance glazing with U-value 2.3 and SHGC 0.26	
Timber frame TIM-004-04	Timber frame Louvers only	Performance glazing with U-value 2.3 and SHGC 0.25	
Aluminium frame ALUM-002-04	All aluminium frame windows	Performance glazing with U-value 5.6 and SHGC 0.41	
Downlights			
Downlight Covers		Approved fireproof downlight covers must be installed to all downlights in ceilings where insulation is installed.	
Lighting specification		Dwelling is rated without downlight	
Overshadowing details		Adjoining units calculated into model calculations	
Site			
Orientation of nominal north elevation		As shown on plans	
Energy (All Dwellings)			
Hot water		Specification	Rating
Individual system		Electric heat pump - air	Not specified
Ventilation			
Bathroom exhaust		Individual fan, ducted to facade or roof	
Control switch		Manual switch on/off	
Kitchen exhaust		Individual fan, ducted to facade or roof	
Control switch		Manual switch on/off	
Laundry		Individual fan, ducted to facade or roof	
Control switch		Manual switch on/off	
Cooling			
Individual systems - living areas		No active cooling system	N/A
Individual systems - bedroom areas		No active cooling system	N/A
Heating			
Individual systems - living areas		Electric floor heating	N/A
Individual systems - bedroom areas		No active cooling system	N/A
Pool			
Heating system		Electric heat pump	
Timer		No	
PV System		10 peak kW	
Appliances			
Cooktop/oven		Induction cooktop & electric oven	
Ventilated fridge space		No	
Private outdoor clothes drying line		No	

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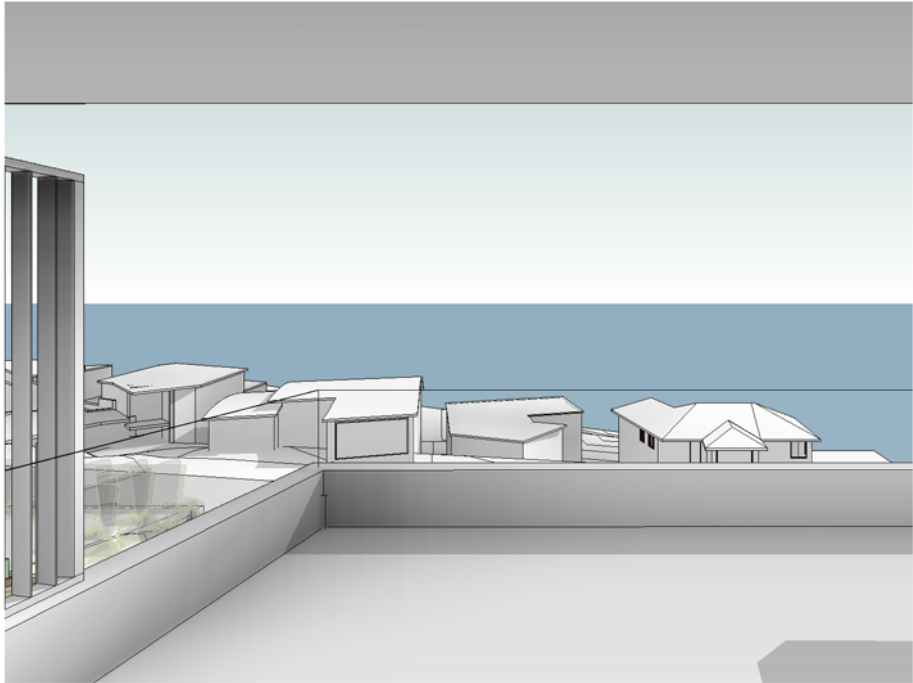
PROJECT 19-030 SPANGL MUNDSPERGER RESIDENCE	SCALE NTS	DRAWING TITLE LEP MAX 8.5M HEIGHT DIAGRAM		
PROJECT ADDRESS 7 BOWER STREET MANLY, 2095	CLIENT JURGEN SPANGL & KARIN MUNDSPERGER	DRAWN BY RN/CAR REVIEWED BY CC	REVISION DATE 23/07/2020	DRAWING NUMBER DA 021
		REVISION 1		



5 BOWER STREET

VIEW A

WATER VIEW FROM FIRST FLOOR BALCONY
VIEW AT 1.65m ABOVE BALCONY RL 36.76



EXISTING



PROPOSED

VIEW B

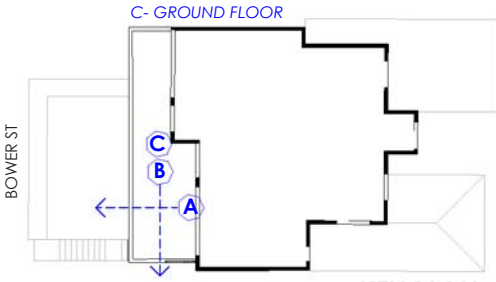
VIEW TOWARD NO.7 FROM FIRST FLOOR BALCONY
VIEW AT 1.65m ABOVE BALCONY RL 36.76



EXISTING



PROPOSED



KEY PLAN

VIEW C

VIEW TOWARD NO.7 FROM GROUND FLOOR TERRACE
VIEW AT 1.65m ABOVE TERRACE RL 33.38




EXISTING



PROPOSED

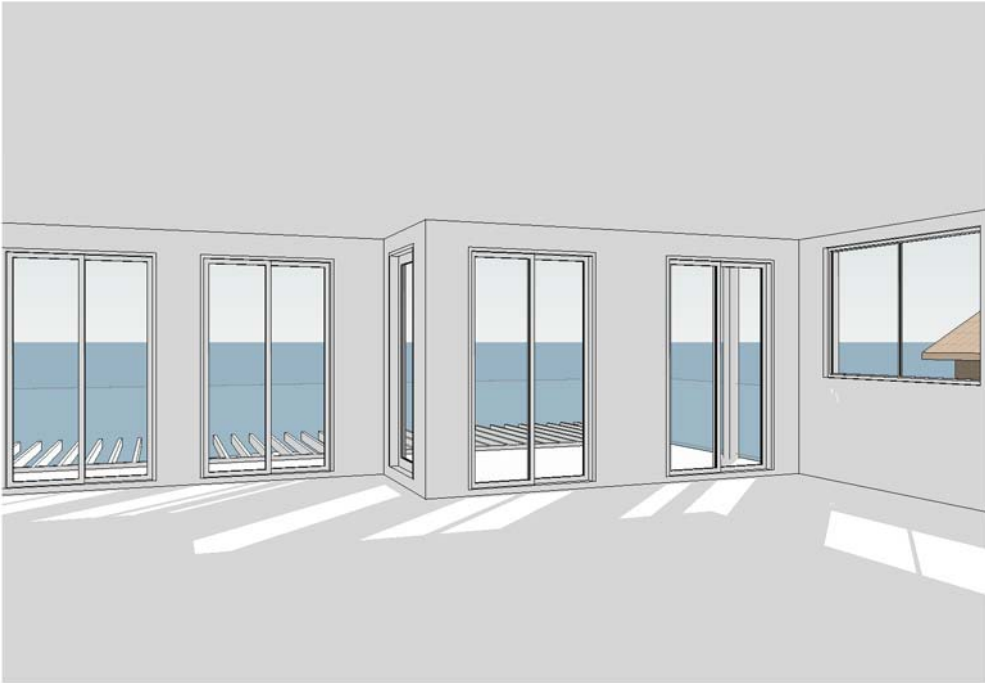
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			PROJECT ADDRESS 7 BOWER STREET MANLY, 2095	CLIENT JURGEN SPANGL & KARIN MUNDSPERGER	DRAWN BY RN/CAR REVIEWED BY CC	REVISION DATE 23/07/2020	REVISION 1	DRAWING NUMBER DA 022

9 BOWER STREET

VIEW A

WATER VIEW FROM FIRST FLOOR ROOM
VIEW AT 1.65m ABOVE FIRST FLOOR LEVEL RL 37.48



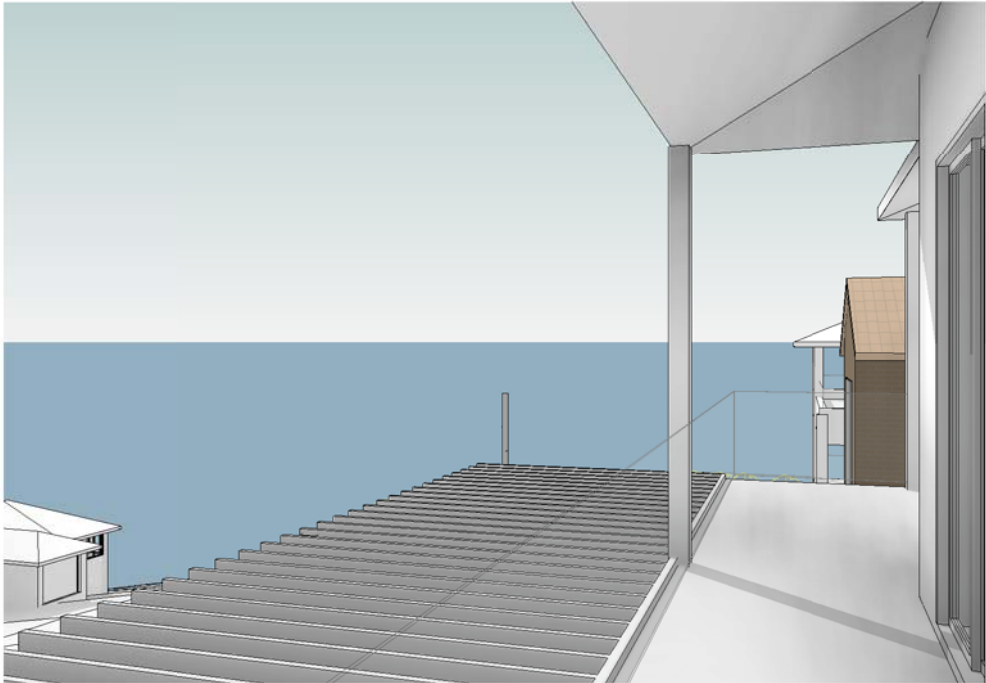
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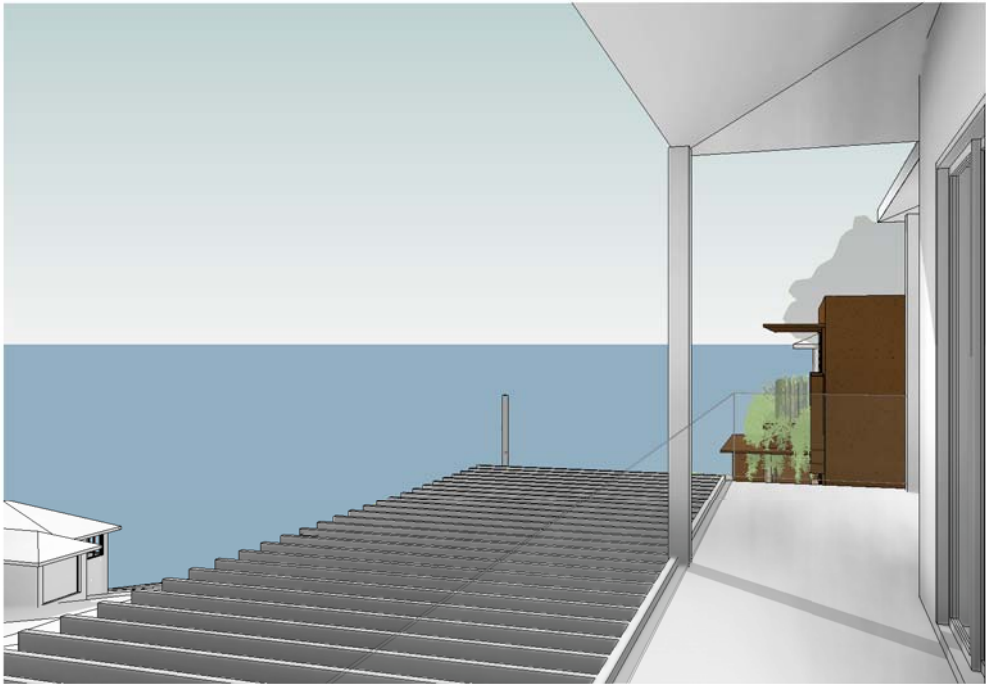
PROPOSED

VIEW B

STANDING WATER VIEW FROM FIRST FLOOR BALCONY
VIEW AT 1.65m ABOVE BALCONY RL 37.48



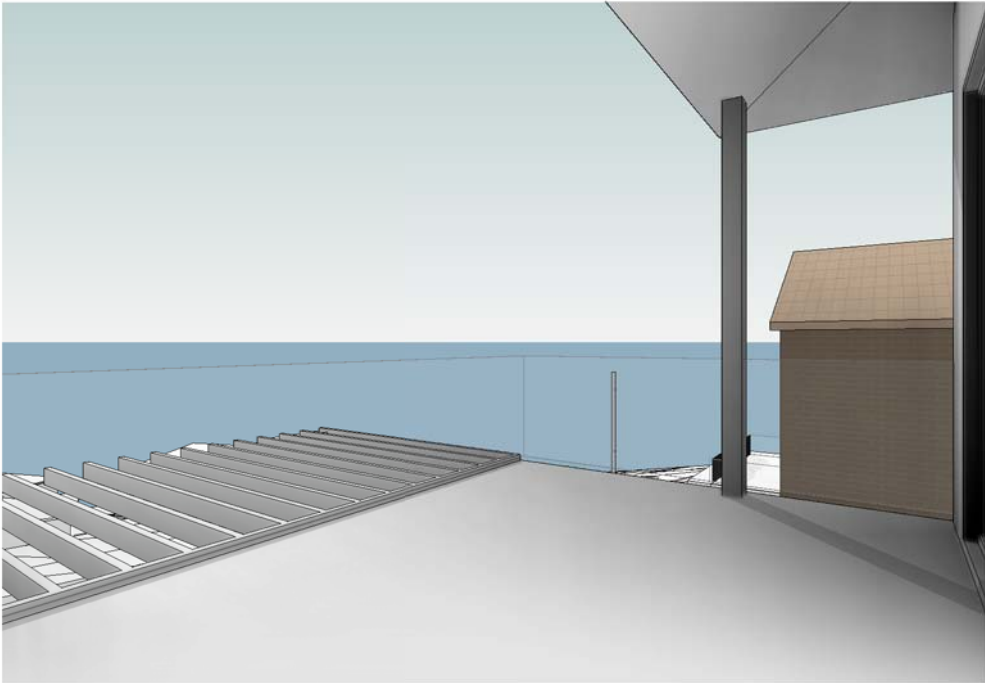
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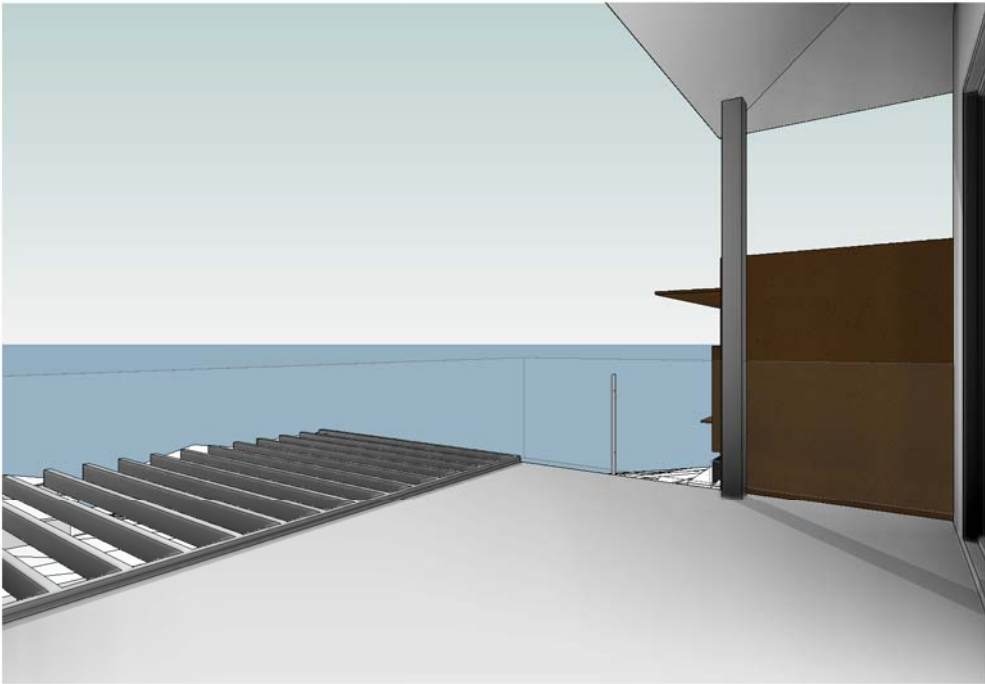
PROPOSED

VIEW C

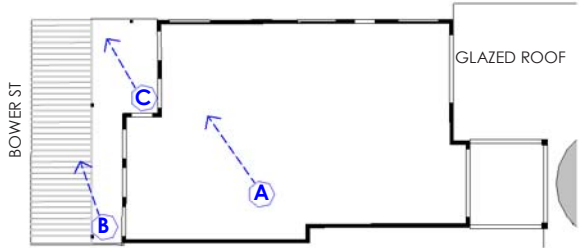
SEATED WATER VIEW FROM FIRST FLOOR BALCONY
VIEW AT 1.2m ABOVE BALCONY RL 37.48



EXISTING




PROPOSED



KEY PLAN

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			PROJECT ADDRESS 7 BOWER STREET MANLY, 2095	CLIENT JURGEN SPANGL & KARIN MUNDSPERGER	DRAWN BY RN/CAR REVIEWED BY CC	REVISION DATE 23/07/2020	REVISION 1	DRAWING NUMBER DA 023