

27 July 2024  
Ref: 24087

The General Manager  
Northern Beaches Council  
3 Northcliff Street  
MILSONS POINT NSW 2061

Attention: Scott Phillips  
[council@northernbeaches.nsw.gov.au](mailto:council@northernbeaches.nsw.gov.au)

Dear Scott,

**DA2022/1164**  
**34-35 South Steyne, Manly**  
**Demolition and Construction of a Commercial Building**  
**s4.55 Traffic & Parking Assessment Report**

## Introduction

In December 2023, Northern Beaches Council (Council) approved DA2022/1164, involving the demolition of the existing structures on the abovementioned site and the construction of a new mixed use retail and commercial building. Off-street parking was approved for 13 cars, a loading bay, and 5 bicycles within a new basement parking area, accessed via Rialto Lane, as per the existing arrangement. The parking area was approved on basement level 2 (B2), whilst the bicycle parking area and end-of-trip (EOT) facilities were approved on basement level 1 (B1).

Notwithstanding the above, and following services input during the detailed design stage, a number of modifications are required to the design. A full schedule of the modifications is provided under separate cover, however, those that impact traffic and parking, comprise:

- Zero nett change in retail service floor area
- Nett increase of 122m<sup>2</sup> of commercial floor area
- Nett increase of 1 bicycle parking space
- Thickening of basement shoring wall and introduction of additional structural columns within B2
- Slight adjustments to basement parking layout

The approved car parking provision/mix/general layout, loading, servicing, and waste collection arrangements, site through link, vehicular access location and design remain unchanged from the approved DA2022/1164 scheme.

## Site

The subject site is located on the western side of South Steyne, extending through to Rialto Lane, approximately 50m south of The Corso. The site has street frontages of approximately 15m in length to South Steyne and approximately 9m in length to Rialto Lane, with a site area of approximately 691m<sup>2</sup>.

The site is currently occupied by two x two-storey commercial buildings with informal at-grade tandem parking located at the rear of the site, accessed via Rialto Lane.

The site is also burdened by a 3.0m wide right-of-carriageway (ROW) in stratum, extending along the rear boundary for the benefit of No.94 The Corso.

A recent aerial image of the site and its surroundings, along with Streetview images of the site frontages, are reproduced below and on the following pages.

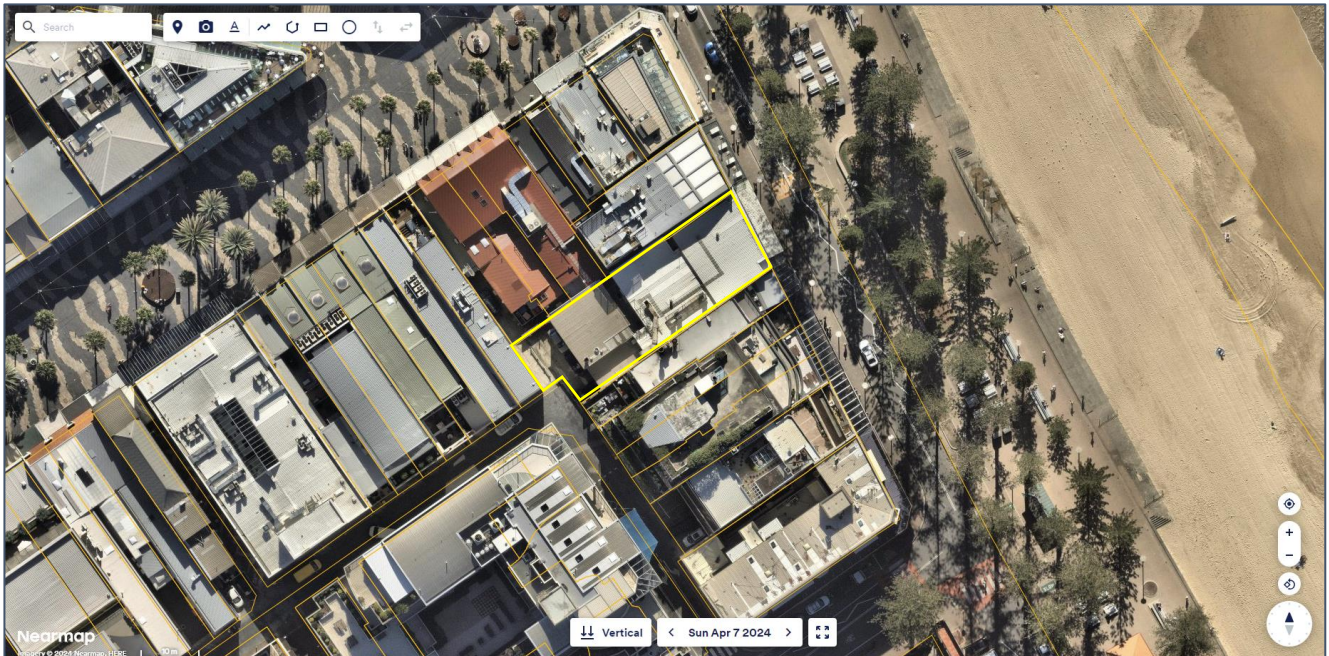


Figure 1 – Aerial image of the subject site from 07 April 2024 (Source: Nearmap)



Figure 2 – Streetview image of the rear of the subject site from Rialto Lane, looking north-east (Source: Google Maps)



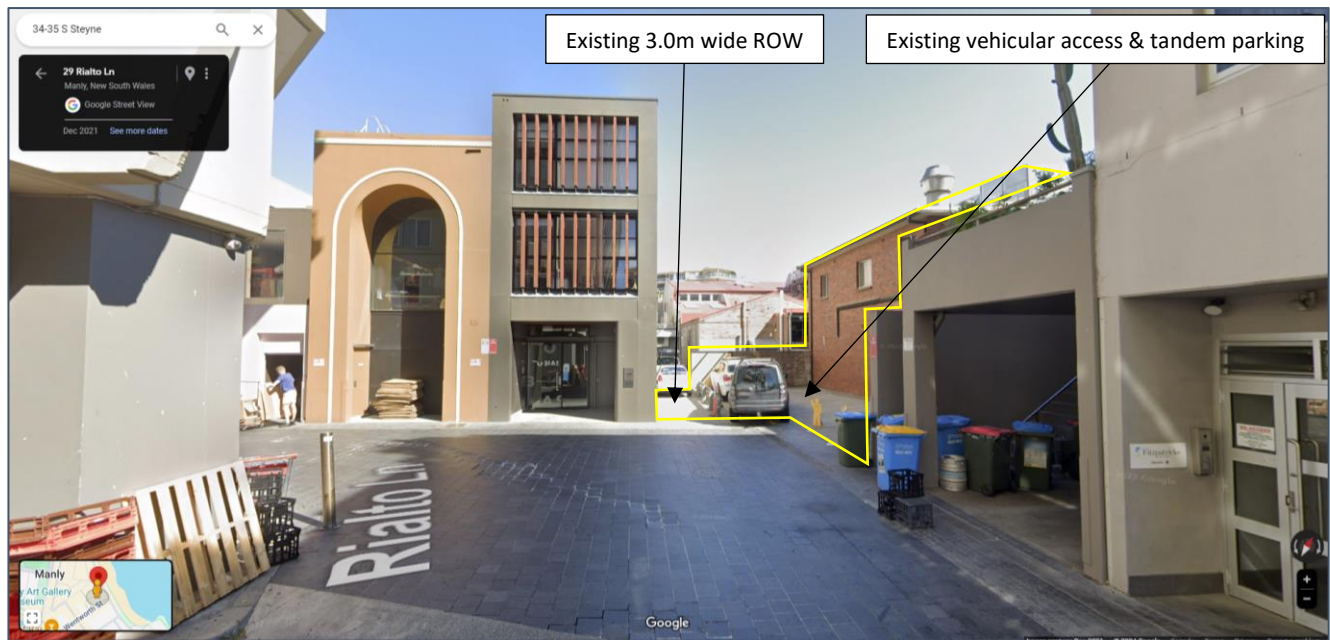


Figure 3 – Streetview image of the rear of the subject site from Rialto Lane, looking north (Source: Google Maps)

As can be seen in Figure 3 above, informal off-street at-grade car parking is provided in a tandem arrangement within the rear hardstand area, accessed via Rialto Lane.

### Approved DA2022/1164

As noted in the foregoing, in December 2023, Council approved DA2022/1164, involving the demolition of the two existing two-storey retail/commercial buildings on the site to facilitate the construction of a new four-storey mixed use building with retail and commercial components.

The approved development comprises the following components:

- 137m<sup>2</sup> GFA of retail floor area located on B1
- 361m<sup>2</sup> GFA of retail food & beverage (F&B) floor area located on GF
- 1,292m<sup>2</sup> GFA of commercial office floor area on L1-L3
- **Total approved floor area of 1,797m<sup>2</sup> GFA**

Off-street parking in the DA2022/1164 scheme was approved within B2 for the following:

- 6 standard car spaces
- 4 car stacker spaces (2 x 2 above-ground stackers)
- 2 car share spaces for exclusive use of the building occupants
- 1 accessible car space
- 1 loading & waste collection bay for compact waste truck
- 5 bicycle spaces

Loading and servicing was approved to be undertaken by a variety of light commercial vehicles such as courier vans, tradesmen's utilities etc, whilst waste was approved to be collected via a private contractor using a compact 6.3m long waste vehicle with an overhead clearance requirement of 2.08m. In this regard, a dedicated loading bay was approved within B2, directly opposite the end of the vehicular ramp.

A copy of the DA stamped approved architectural plans for DA2022/1164 are provided in Appendix 1.

As noted above, the car parking and loading bay was approved on B2, whilst bicycle parking and end-of-trip (EOT) facilities were approved on B1. Vehicular access to the off-street parking facilities in the DA2022/1164 scheme is approved to be provided via a new single-lane ramp off the ROW at the rear of the site.

### Proposed Development

Due to a number of matters that have arisen during detailed design, particularly with respect to achieving compliance with the various design codes, a number of modifications are required and proposed. A full schedule of the modifications is provided under separate cover, however, those that impact traffic and parking, comprise:

- Zero nett increase in retail (F&B) service floor area
- Nett increase of 122m<sup>2</sup> of commercial floor area
- Nett increase of 1 bicycle parking space, with relocation of all bicycles to B2
- Thickening of basement shoring wall and introduction of additional structural columns within B2
- Slight adjustments to basement parking layout
- Reconfiguration of EOT facilities on B1

The approved car parking provision/mix/general layout, loading, servicing, and waste collection arrangements, site through link, vehicular access location and design remain unchanged from the approved DA2022/1164 scheme. Furthermore, the existing shared ROW which provides rear access to No.94 The Corso also remains unchanged.

A copy of the proposed s4.55 architectural plans are provided in Appendix 2.

### Traffic Assessment

The traffic implications of development proposals primarily concern the effects of any *additional* traffic flows generated as a result of a development and its impact on the operational performance of the adjacent road network, particularly during the weekday commuter peak periods.

An indication of the traffic generation potential of the proposed s4.55 scheme is provided by reference to the former RMS publication *Guide to Traffic Generating Developments, Section 3 - Landuse Traffic Generation (October 2002)* and the updated traffic generation rates in the RMS TDT 2013/04a documents.

The RMS Guidelines and TDT are based on extensive surveys of a wide range of land uses and nominates the following trip rates which are applicable to the proposal:

#### **Restaurants**

*5 peak hour vehicle trips per 100m<sup>2</sup> GFA*

#### **Commercial Premises**

*2.0 peak hour vehicle trips per 100m<sup>2</sup> GFA*

As noted above, the proposed modifications to the approved design result in zero nett change in retail (F&B) service floor area, however, a nett increase of 122m<sup>2</sup> of commercial floor area. Application of the above trip rates to the proposed nett increase in commercial floor area, yields a nett increase in traffic generation potential of approximately 2 additional trips during the weekday morning and afternoon road network peak periods.

Notwithstanding the above and noting there is no proposed increase in off-street car parking, there is also the possibility that the proposed modifications to the approved design will not result in any peak traffic movements.

In any event, the proposed nett increase in traffic generation potential is statistically insignificant. Accordingly, the road network operation is expected to remain at the same level of service and is therefore supportable on traffic grounds.

## Parking Assessment

The off-street car parking rates applicable to the proposed s4.55 scheme are specified in Council's Manly DCP 2013, Schedule 3, Part A1 – Parking Rates and Requirements for Vehicles.

### **Commercial Premises (including business, offices and retail premises) not elsewhere referred to in this Schedule \*:**

- 1 parking space for every 40 sqm of gross floor area. Note: Where Commercial Premises that are subject to this rate are located in Manly Town Centre, paragraph 4.2.5.4 Car Parking and Access also applies (particularly in relation to section 94 Contributions).

**\*Note:** Commercial Premises elsewhere specifically referred to in this schedule and subject to a different requirement to that of the standard rate for commercial premises includes Pubs and Supermarkets. Restaurant or Cafes and Take Away Food and Drink Premises are subject to a similar rate but are only calculated on the basis of the serviced area for the development.

### **Restaurants or Cafes and Take Away Food and Drink Premises:**

- 1 parking space for every 40 sqm of gross floor area of serviced area.

**\*Note:** Where Restaurants or Cafes and Take Away Food and Drink Premises that are subject to this rate are located in Manly Town Centre, paragraph 4.2.5.4 Car Parking and Access also applies (particularly in relation to section 94 Contributions).

As noted in the foregoing, the proposed modifications to the approved design result in zero nett change in retail (F&B) service floor area, however, a nett increase of 122m<sup>2</sup> of commercial floor area. Application of the above parking rates to the proposed nett increase in floor area, yields a nett increase in off-street car parking requirements of 3 additional commercial parking spaces.

The proposed car parking provision and mix remains unchanged, such that the s4.55 modification application results in a shortfall of 3 commercial parking spaces when assessed under the Manly DCP 2013 parking rates. The proposed shortfall of 3 commercial car parking spaces is considered acceptable in this instance, because:

- The site is located approximately 450m north-east of Manly Ferry Wharf and within 400m of 9 bus services
- The development makes provision for 2 car share spaces within B2 for the exclusive use of the building occupants
- The development makes provision for 6 bicycle parking spaces and EOT facilities, thereby encouraging active forms of transport over private single car trips
- The site lies within easy walking distance of an extensive amount of low, medium and high density residential areas, such that the potential exists for those residents to work at the development
- The constraining of off-street car parking encourages workers to travel via sustainable transport and therefore reduces car trip rates in the pedestrian dominated environment in Rialto Lane
- Council noted as part of their review of the approved DA2022/1164 that a maximum of 50% reduction in (DCP) parking requirements could be supported on the basis of proximity to sustainable transport modes, shops and recreational uses
- The abovementioned 50% reduction reduces the car parking shortfall from 2.8 spaces to just 1.4 spaces.

## Design Layout Compliance

The geometric design layout of the vehicular access and parking area in the proposed s4.55 scheme is generally consistent with the approved DA2022/0682 scheme, albeit with the following modifications:

- 5.4m long x 2.7m wide car stacker spaces (including stacker structure),
- 5.4m long x 2.4m wide standard car spaces,
- 5.4m long x 2.4m wide accessible car space plus a 5.4m long x 2.3m wide shared zone (noting the shared zone width is consistent with that approved under DA2022/1164),
- 5.4m long x 2.5m wide car share spaces,
- Additional 300mm width for car spaces against walls,
- Nominal shortfall in dead-end aisle extension of 31mm (due to detailed design of the shoring wall), noting the oversized 6.5m wide aisle and no additional turning movements required to access the end spaces if a compliant 1m aisle extension was provided,
- maximum gradient of 2.5% (1:40) in any direction within the B2 parking level,
- no obstructions within the “design envelope” of any car parking spaces,
- basement floor-to-floor levels unchanged from the approved DA2022/1164 design,
- minimum 2.2m overhead clearance above standard parking spaces,
- minimum 2.5m overhead clearance above the accessible parking space and adjacent shared zone,
- minimum 5.3m overhead clearance above the car stacker spaces, consistent with the approved DA2022/1164 design,
- loading and waste collection bay unchanged from the approved DA2022/1164 design, and
- vehicular access driveway and basement ramp unchanged from the approved DA2022/1164 design.

## Conclusion

In summary, the proposed modifications to the approved DA2022/1164 scheme, from a traffic, parking and access perspective, comprise:

- Zero nett increase in retail (F&B) service floor area
- Nett increase of 122m<sup>2</sup> of commercial floor area
- Nett increase of 1 bicycle parking space, with relocation of all bicycles to B2
- Thickening of basement shoring wall and introduction of additional structural columns within B2
- Slight adjustments to basement parking layout
- Reconfiguration of EOT facilities on B1

The proposed amendments result in a theoretical nett increase of just 3 additional vehicle trips during the weekday morning and afternoon road network peak periods, however, is likely to be closer to zero as no additional off-street car parking is proposed. Furthermore, the approved car parking provision remains unchanged, thereby resulting in a numerical shortfall of 3 commercial spaces when assessed under Council's MDCP 2013 rates. The nominal commercial parking shortfall is considered acceptable, however, given the extensive public and active transport options nearby, surrounding residential and commercial areas within walking distance, as well as sustainability by limiting vehicular trips.

The approved car parking provision/mix/general layout, loading, servicing, and waste collection arrangements, site through link, vehicular access location and design remain unchanged from the approved DA2022/1164 scheme.

In the circumstances, it is concluded that the proposed s4.55 scheme will not result in any unacceptable traffic, parking, servicing or access implications.

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Please do not hesitate to contact me should you have any comments or questions.

Kind regards



Chris Palmer  
Director  
B.Eng (Civil), MAITPM

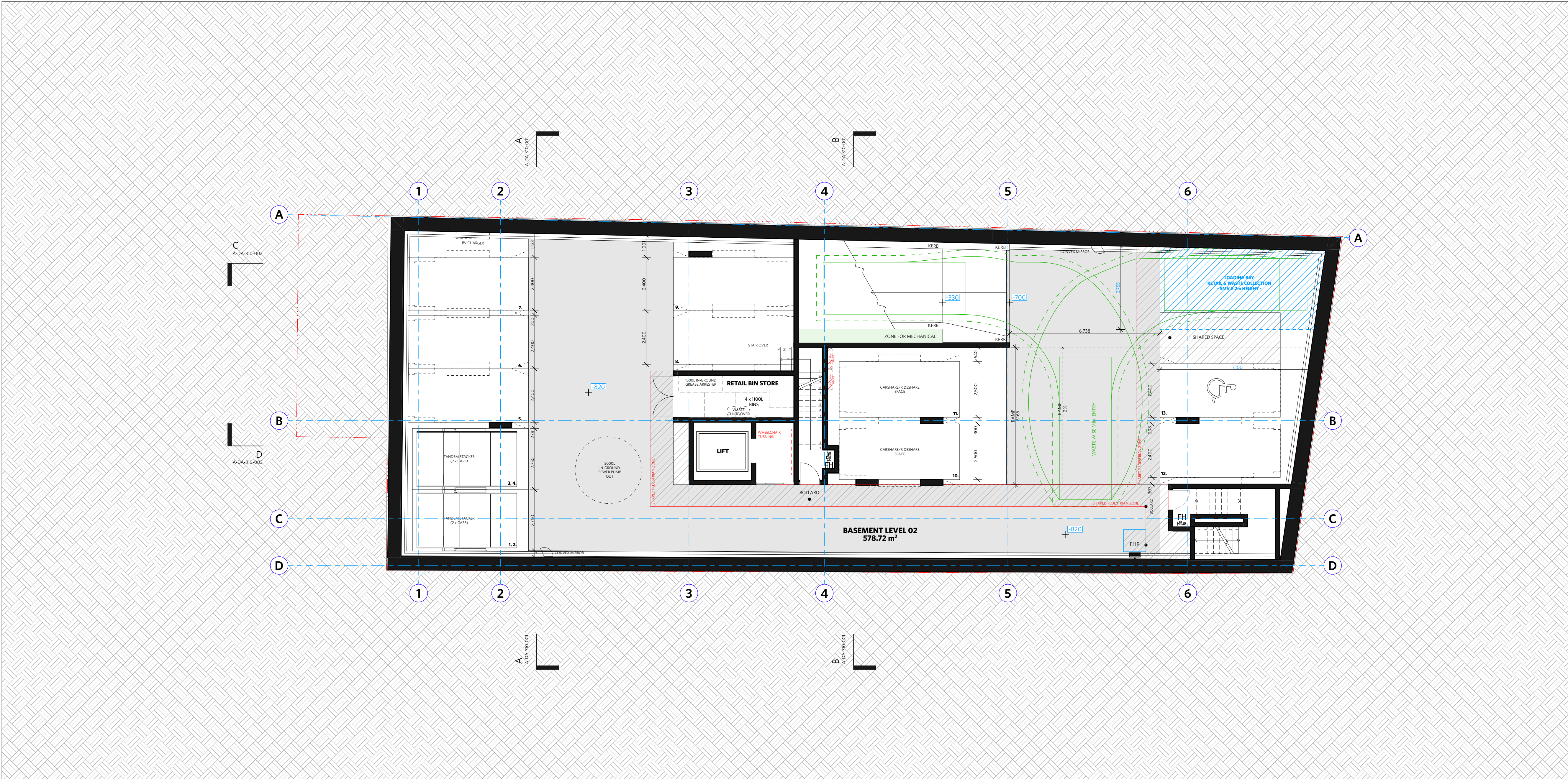
Attachments:

1. DA2022/1164 approved architectural plans
2. Proposed s4.55 architectural plans

## **Appendix A**

DA2022/1164 Approved Architectural Plans





1 Basement 02 1:100

NOTES

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E ELECTRICAL SWITCHBOARD  
FH FIRE HYDRANT  
FHR FIRE HOSE REEL  
FIP FIRE INDICATOR PANEL  
DP DOWNPIPE  
OF OVERFLOW  
RD ROLLER DOOR  
DRP DRAINAGE POINT  
FG FIXED GLAZING  
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SW SLIDING WINDOW  
OW OPENABLE WINDOW  
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MF MOSAIC TILED FINISH  
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HR HYDRAULIC RISER  
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▼ STRUCTURAL RL  
H HOSETAP  
G GAS POINT

**NOTE:**  
Traffic signals in Car Park will be implemented to give priority to entering traffic at all times except when exiting vehicle is detected

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DA2022/1164

ISSUE STATUS		
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B	ISSUE FOR INFORMATION	22/5/05
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D	ISSUE FOR INFORMATION	22/5/20
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DA-C	REVISED DA SUBMISSION - RFI AMENDMENTS	23/3/16
DA-D	REVISED DA SUBMISSION - RFI AMENDMENTS	23/7/27
DA-E	REVISED DA SUBMISSION - RFI AMENDMENTS	23/11/14

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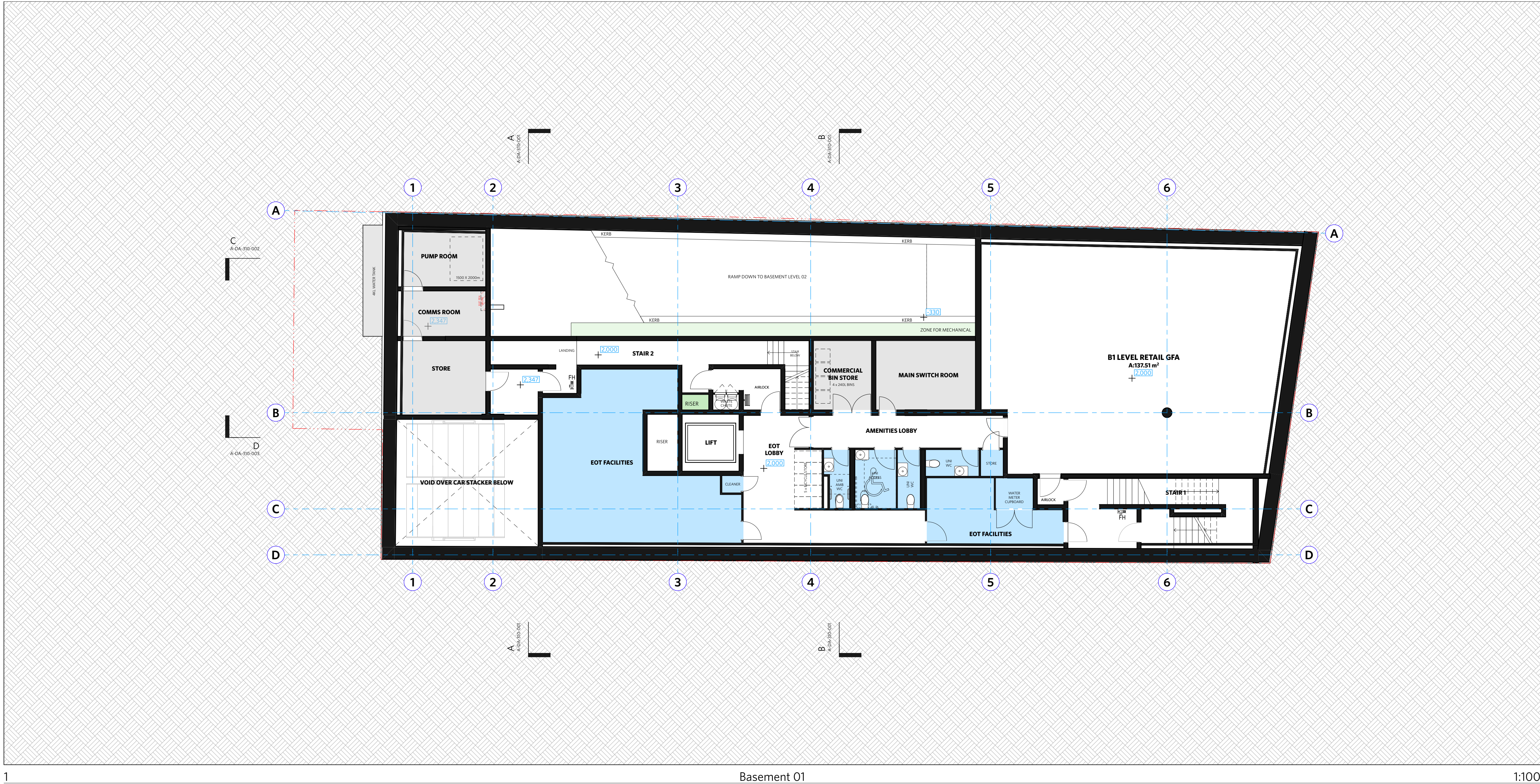
Basement 2 Plan

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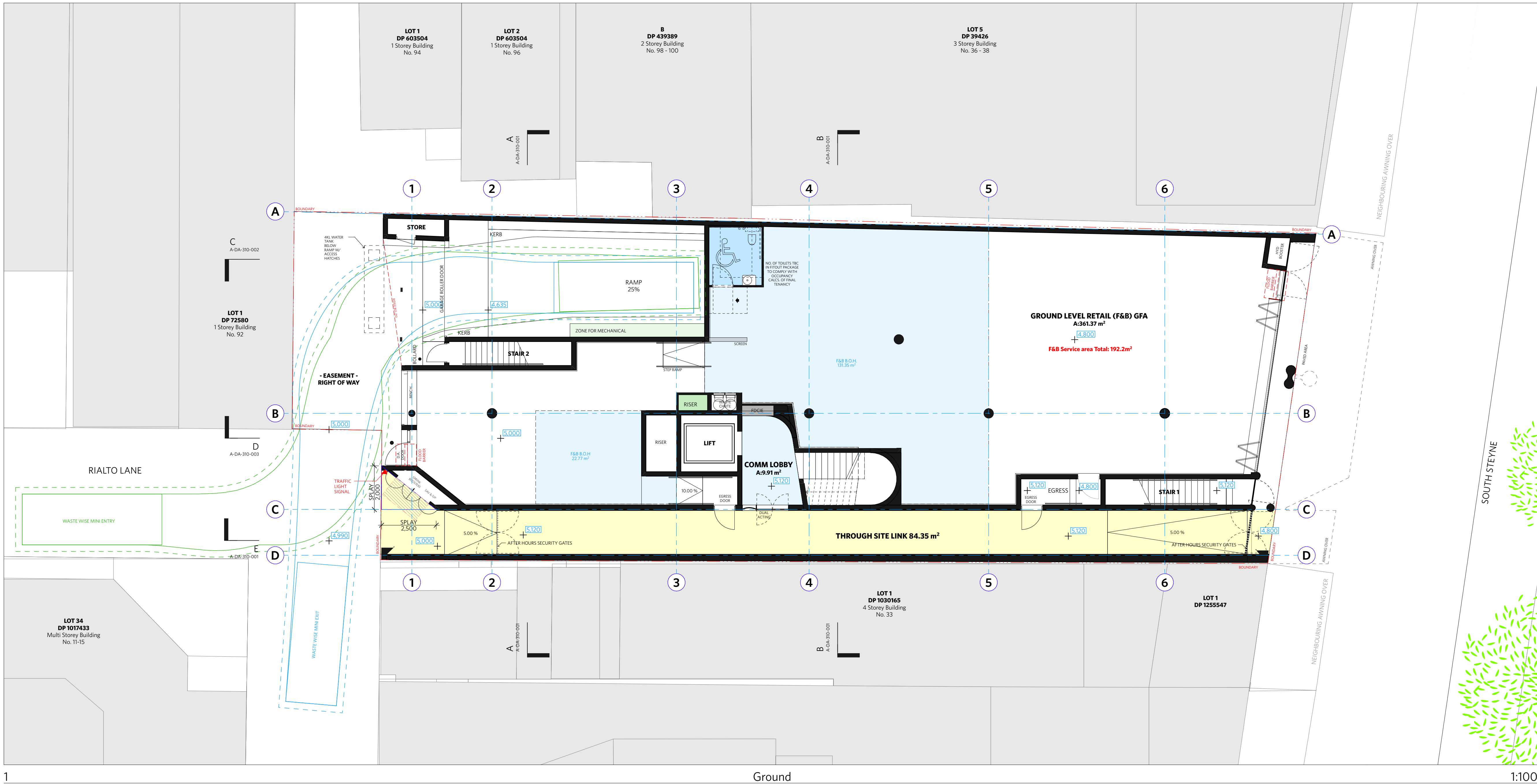
Basement 1 Plan

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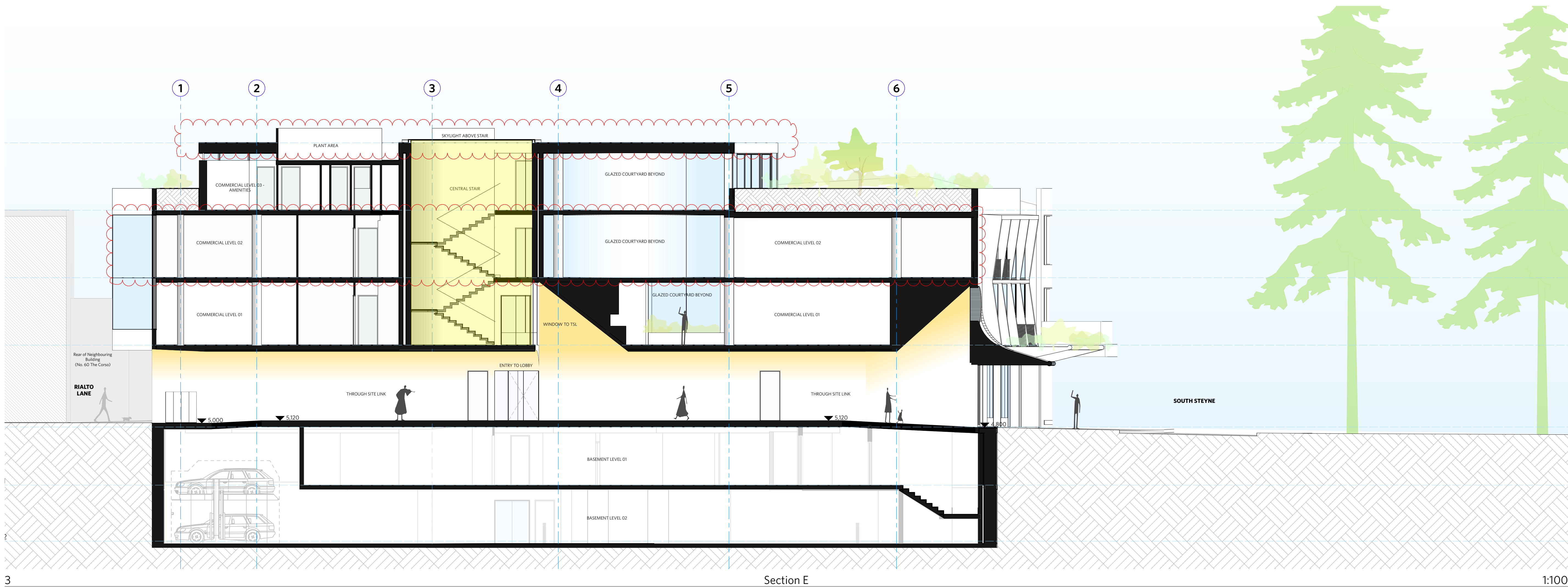
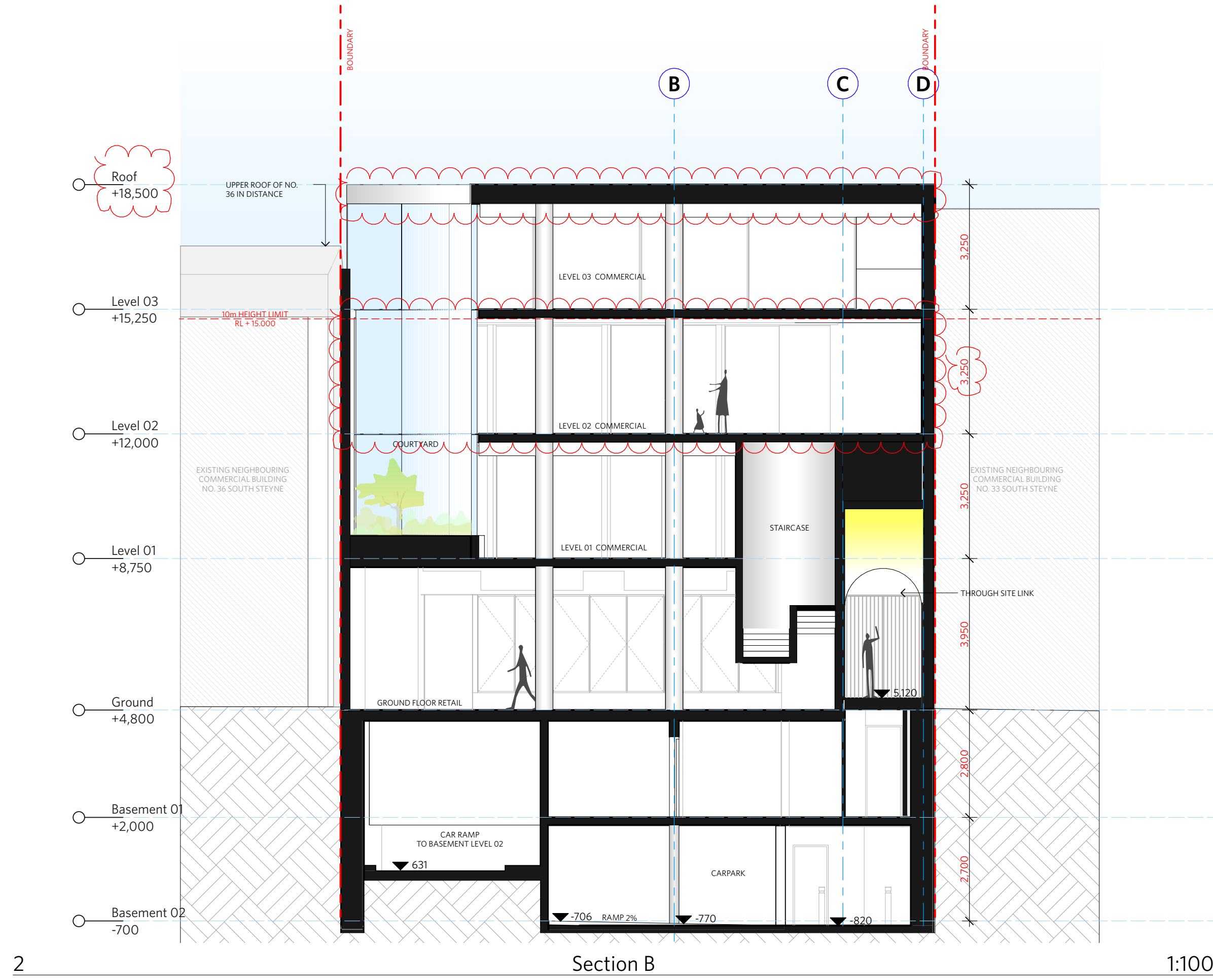
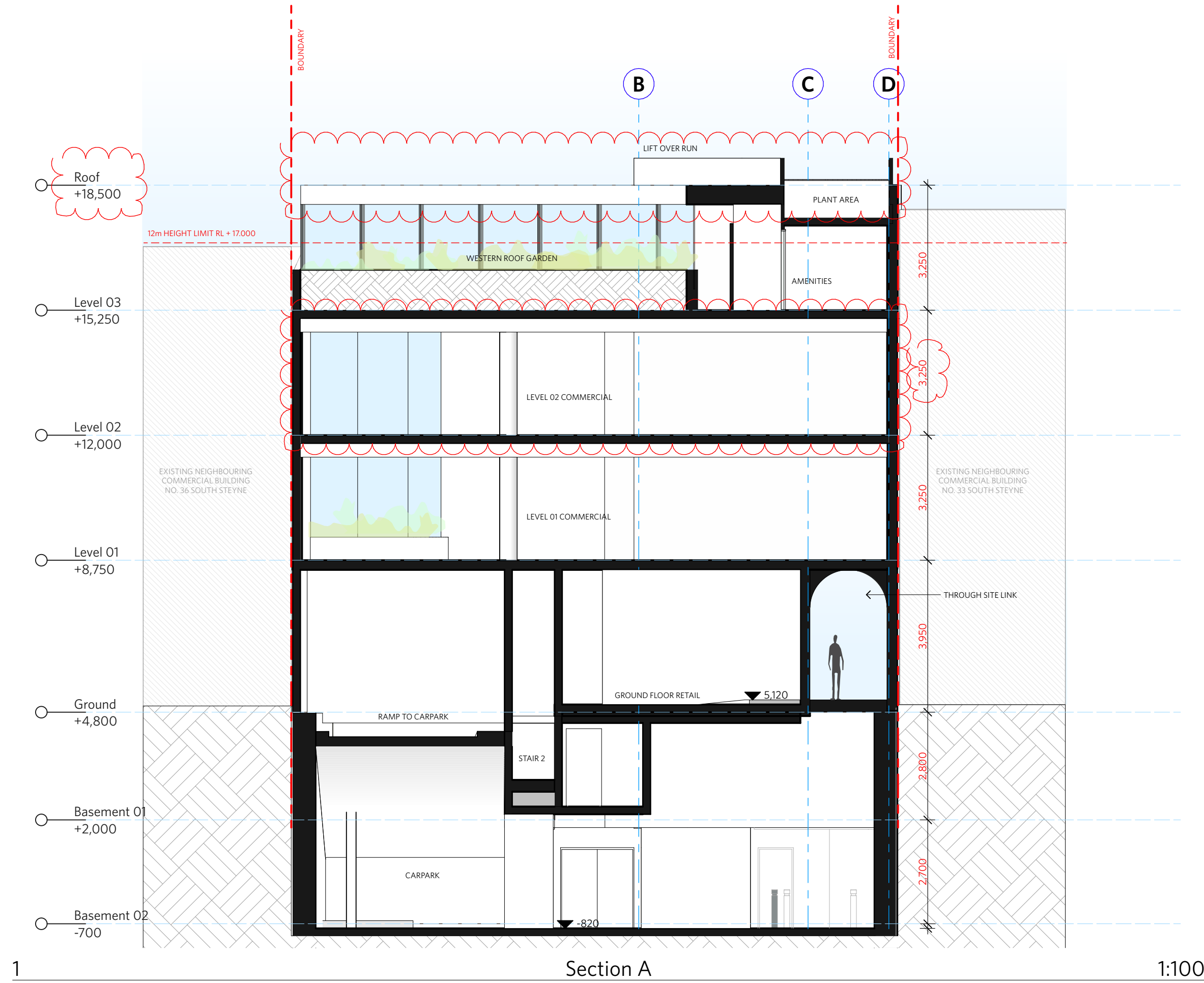
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**Ground Plan**

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HYDRAULIC RISER

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GAS POINT

NOTES:

1. FACADE WASHING SYSTEM LOCATED IN THE SOFFIT OF EACH OF THE 8 GLAZED EASTERN FACADE WINDOW BAYS ON LEVEL 1 & 2.

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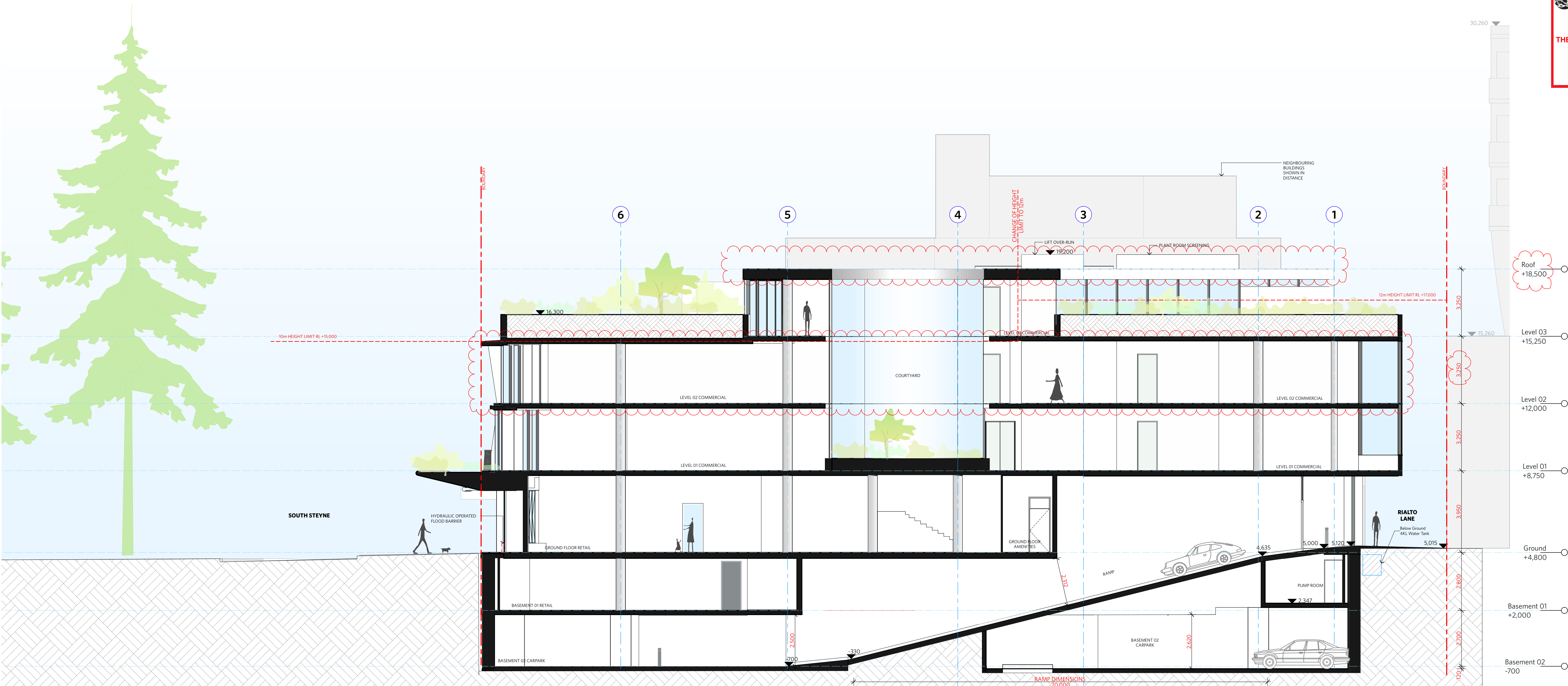
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Section CC

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DRAWING NO. A-DA-310-002		



Section C

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E

FH

FHR

FIP

DP

OF

RD

DRP

FG

LO

GA

SW

OW

RF

MF

MR

HR

▽

▼

H

G

AIR CONDITIONING

ELECTRICAL SWITCHBOARD

FIRE HYDRANT

FIRE HOSE REEL

FIRE INDICATOR PANEL

DOWNPIPE

OVERFLOW

ROLLER DOOR

DRAINAGE POINT

FIXED GLAZING

LOUVRES (OPERABLE)

GATE

SLIDING WINDOW

OPENABLE WINDOW

RENDERED FINISH

MOSAIC TILED FINISH

MECHANICAL/ELECTRICAL RISER

HYDRAULIC RISER

FINISHED RL

STRUCTURAL RL

HOSETAP

GAS POINT

northern  
beaches  
council

THIS PLAN IS TO BE READ IN  
CONJUNCTION WITH  
THE CONDITIONS OF DEVELOPMENT  
CONSENT

DA2022/1164

ISSUE STATUS		
REV	DESCRIPTION	DATE
A	ISSUE TO CLIENT FOR REVIEW	22/4/22
B	ISSUE FOR INFORMATION	22/5/05
C	ISSUE TO CONSULTANTS	22/5/10
D	ISSUE FOR INFORMATION	22/5/20
DA	ISSUE FOR DA	22/6/29
DA-A	REVISED ISSUE FOR COORDINATION - DA RFI AMENDMENTS	23/1/12
DA-B	REVISED SUBMISSION FOR DA	23/1/20
DA-D	REVISED DA SUBMISSION - RFI AMENDMENTS	23/7/27
DA-E	REVISED DA SUBMISSION - RFI AMENDMENTS	23/11/14

CLIENTFortis Development Group

JOB1728 Fortis South Steyne  
34-35 South Steyne Manly NSW

ARCHITECT

DURBACH BLOCK JAGGERS

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Potts Point NSW 2011  
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Fax (02) 8297 3510  
durbachblockjaggers.com

DRAWN	CHECKED	DATE DRAWN	PRINTED
ND	DJ	23/11/14	14/11/2023 4:38 pm

SCALE1:100 @ A1 / 1:200 @ A3

2m

4m

TITLE

GA Sections

Section DD

PROJECT NO.	ISSUE	REV.
1728	DA	DA-E

DRAWING NO.  
A-DA-310-003

## **Appendix B**

### Proposed s4.55 Architectural Plans



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H	AIR CONDITIONING
C	ELECTRICAL SWITCHBOARD
H	FIRE HYDRANT
H	FIRE HOSE REEL
IP	FIRE INDICATOR PANEL
IP	DOWNPIPE
D	OVERFLOW
D	ROLLER DOOR
RP	DRAINAGE POINT
G	FIXED GLAZING
O	LOUVRES (OPERABLE)
A	GATE
W	SLIDING WINDOW
W	OPENABLE WINDOW
WF	FINISHED FINISH
MR	MOSAIC TILED FINISH
MR	MECHANICAL/ELECTRICAL RISER
7	HYDRAULIC RISER
7	FINISHED RL
4	STRUCTURAL RL
4	HOSETAP
5	GAS POINT

Traffic signals in Car Park will be implemented to give priority to entering traffic at all times except when exiting vehicle is detected

EV	CHANGE	DESCRIPTION
4.1		

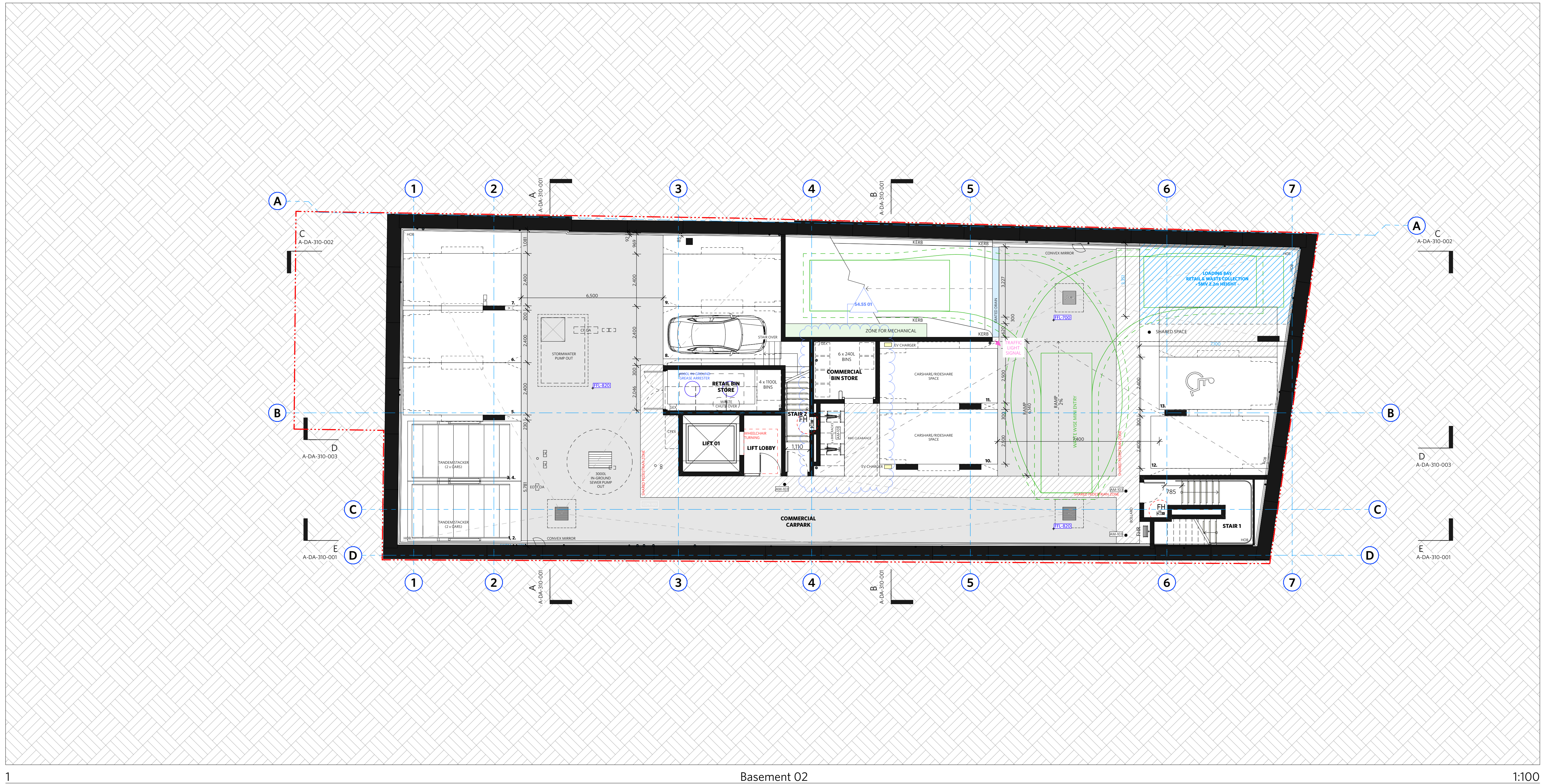
ISSUE STATUS

4-35 South Steyne Manly NSW

Nominated Architects  
Neil Durbach NSW Reg. No 5850  
David Jagers NSW Reg. No 9999

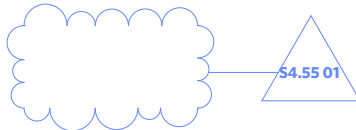
Basement 2 Plan

A-DA-110-000





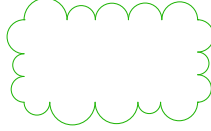
CHANGES AS SUBMITTED IN S4.55 -  
UNDER REVIEW - MOD/2024/0225



CHANGES RELEVANT TO THIS MODIFICATION  
APPLICATION



CHANGES REVIEWED AND APPROVED UNDER DA/  
2022/1164 - CONDITION 28



#### NOTES

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#### LEGEND

AC	AIR CONDITIONING
E	ELECTRICAL SWITCHBOARD
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FIP	FIRE INDICATOR PANEL
DP	DOWNPIPE
OF	OVERFLOW
RD	ROLLER DOOR
DRP	DRAINAGE POINT
FG	FIXED GLAZING
LO	LOUVRES (OPERABLE)
GA	GATE
SW	SLIDING WINDOW
OW	OPENABLE WINDOW
RF	RENDERED FINISH
MF	MOSAIC TILED FINISH
MR	MECHANICAL/ELECTRICAL RISER
HR	HYDRAULIC RISER
▽	FINISHED RL
▼	STRUCTURAL RL
H	HOSETAP
G	GAS POINT

#### NOTE:

Traffic signals in Car Park will be implemented to give priority to entering traffic at all times except when exiting vehicle is detected

#### CHANGE SUMMARY

REV	CHANGE	DESCRIPTION
DA-J	20	Relocation of Sprinkler & booster alarm valves to fire stair 02

#### ISSUE STATUS

REV	DESCRIPTION	DATE
A	ISSUE TO CLIENT FOR REVIEW	22/4/22
B	ISSUE FOR INFORMATION	22/5/05
C	ISSUE TO CONSULTANTS	22/5/10
D	ISSUE FOR INFORMATION	22/5/20
DA	ISSUE FOR DA	22/6/29
DA-A	REVISED ISSUE FOR COORDINATION - DA RFI AMENDMENTS	23/1/12
DA-B	REVISED SUBMISSION FOR DA	23/1/20
DA-D	REVISED DA SUBMISSION - RFI AMENDMENTS	23/7/27
DA-E	REVISED DA SUBMISSION - RFI AMENDMENTS	23/11/14
DA-F	ISSUE FOR COORDINATION	24/3/08
DA-G	ISSUE FOR S455	24/04/17
DA-J	ISSUE FOR S455 02	24/07/11

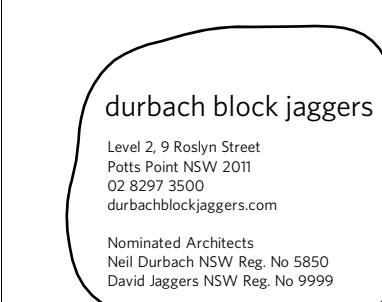
CLIENT Fortis Development Group

JOB

1728 Fortis South Steyne

34-35 South Steyne Manly NSW

ARCHITECT



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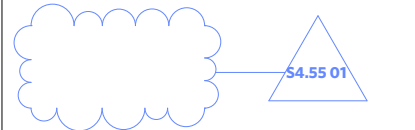
GA Plans  
Basement 1 Plan

PROJECT NO. 1728 ISSUE DA REV DA-J

DRAWING NO. A-DA-110-001



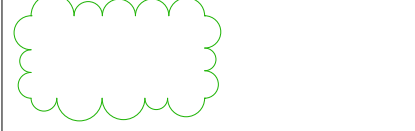
CHANGES AS SUBMITTED IN S4.55 - UNDER REVIEW - MOD/2024/0225



CHANGES RELEVANT TO THIS MODIFICATION APPLICATION



CHANGES REVIEWED AND APPROVED UNDER DA/2022/1164 - CONDITION 28



NOTES

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#### LEGEND

AC	AIR CONDITIONING
E	ELECTRICAL SWITCHBOARD
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FIP	FIRE INDICATOR PANEL
DP	DOWNPIPE
OF	OVERFLOW
RD	ROLLER DOOR
DRP	DRAINAGE POINT
FG	FIXED GLAZING
LO	LOUVRES (OPERABLE)
GA	GATE
SW	SLIDING WINDOW
OW	OPENABLE WINDOW
RF	RENDERED FINISH
MF	MOSAIC TILED FINISH
MR	MECHANICAL/ELECTRICAL RISER
HR	HYDRAULIC RISER
▽	FINISHED RL
H	HOSE TAP
G	GAS POINT

#### NOTE:

Traffic signals in Car Park will be implemented to give priority to entering traffic at all times except when exiting vehicle is detected

#### CHANGE SUMMARY

REV	CHANGE	DESCRIPTION
21	DA-J	Additional openings added into Ground floor Tenancy
22	DA-J	Relocation of Sprinkler Booster to South Steyne
23	DA-J	Sliding Fire Door Added to Through Site Link
24	DA-J	Removed flood barrier & replaced with passive flood barrier

#### ISSUE STATUS

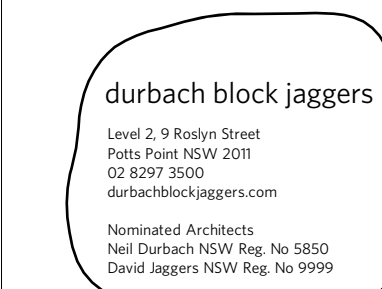
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DA-E	REVISED DA SUBMISSION - RFI AMENDMENTS	23/11/14
DA-F	ISSUE FOR COORDINATION	24/3/08
DA-G	ISSUE FOR S455	24/04/17
DA-J	ISSUE FOR S455 02	24/07/11

CLIENT Fortis Development Group

JOB 1728 Fortis South Steyne

34-35 South Steyne Manly NSW

ARCHITECT



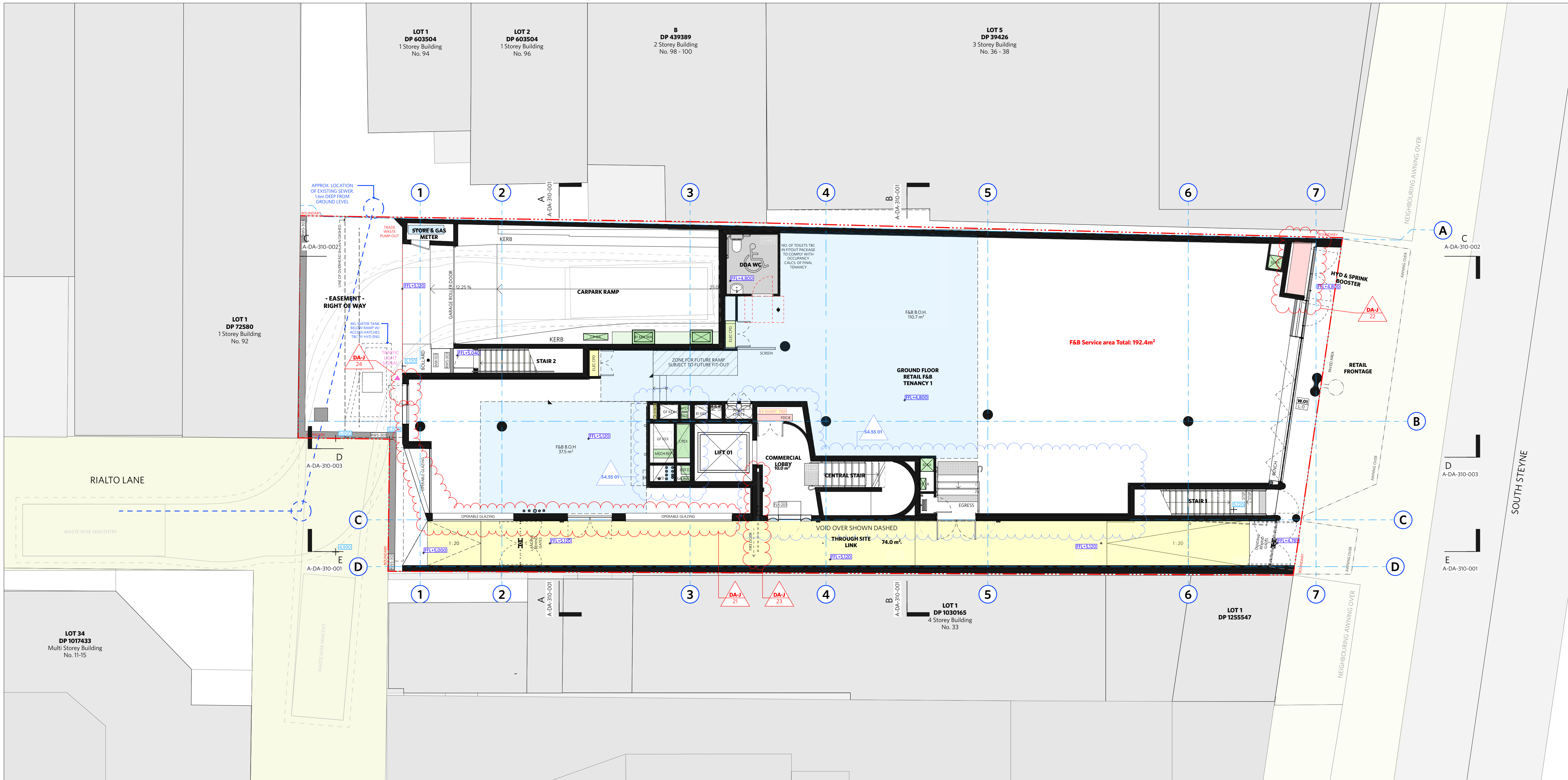
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TITLE GA Plans Ground Plan

PROJECT NO. 1728 ISSUE DA REV DA-J

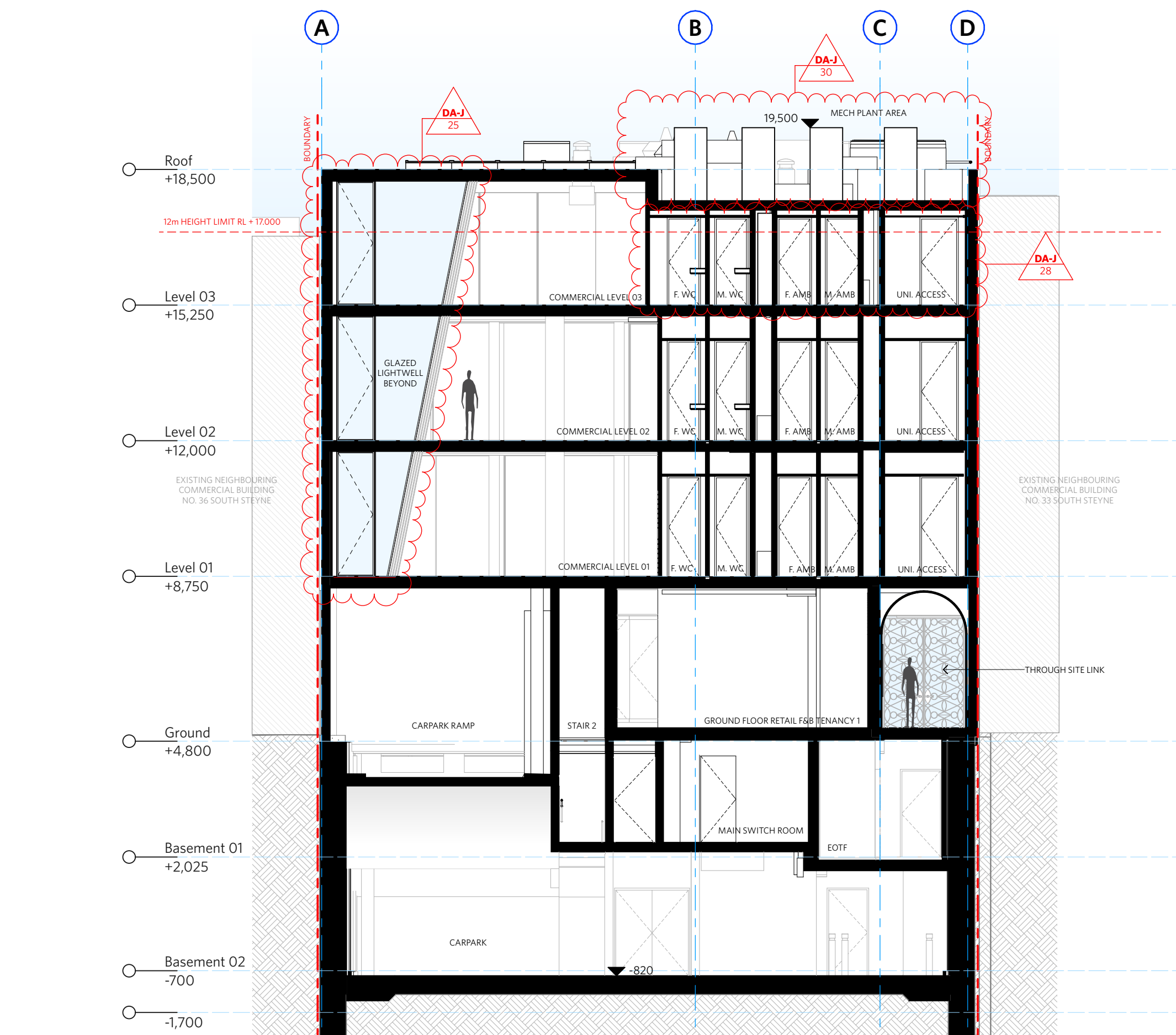
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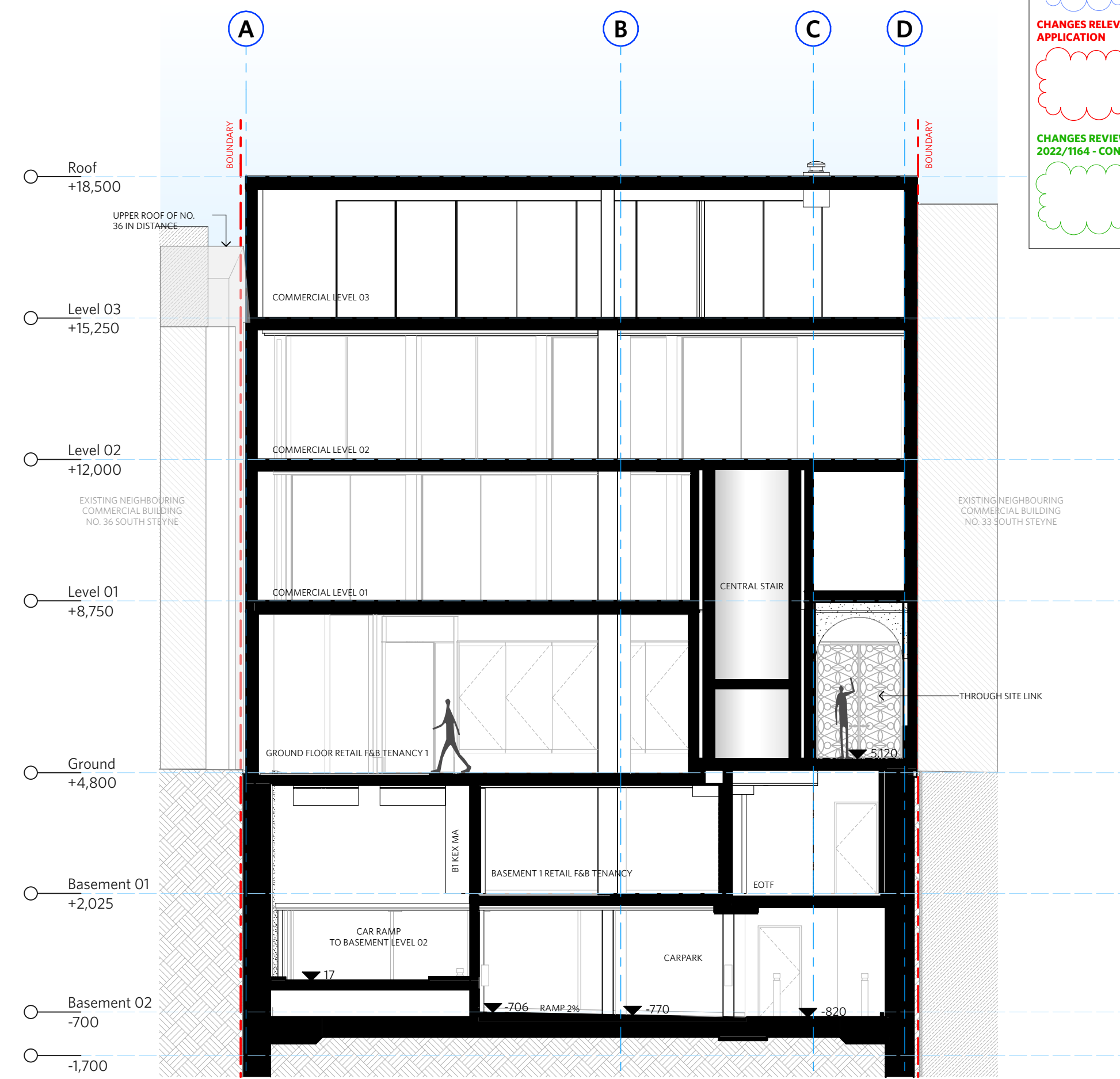
Ground

1:100



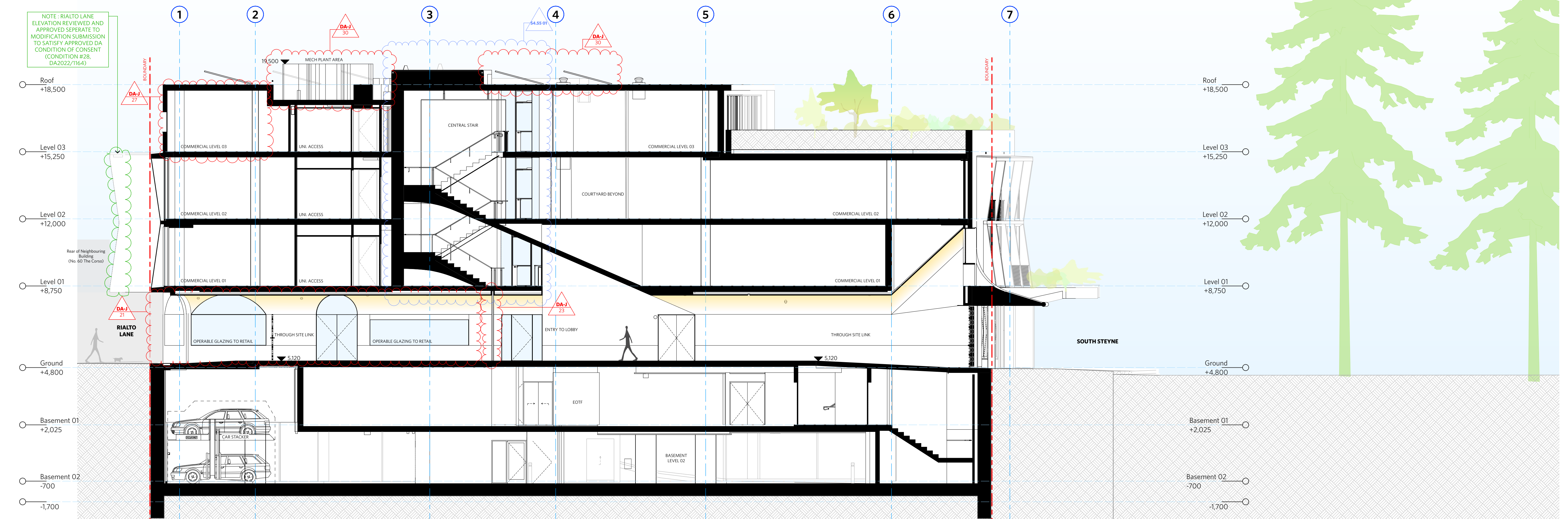


1 Section A 1:100



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2 Section B 1:100



Section E 1:00

**CHANGES AS SUBMITTED IN S4.55 -  
UNDER REVIEW - MOD/2024/0225**

**CHANGES RELEVANT TO THIS MODIFICATION APPLICATION**

**CHANGES REVIEWED AND APPROVED UNDER DA/  
2022/1164 - CONDITION 28**

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## LEGEND

C	AIR CONDITIONING
	ELECTRONIC SWITCHBOARD
H	FIRE HYDRANT
R	FIRE HOSE REEL
IP	FIRE INDICATOR PANEL
IP	DOWNPipe
OF	OVERFLOW
D	ROLLER DOOR
PRP	DRAINAGE POINT
G	FIXED GLAZING
O	LOUVERES (OPERABLE)
GA	GATE
W	SLIDING WINDOW
OW	OPENABLE WINDOW
	RENDERED FINISH
EF	MOSAIC TILED FINISH
MR	MECHANICAL ELECTRICAL RISER
MR	HYDRAULIC RISER
7	FINISHED RL
7	STRUCTURAL RL
H	HOSETAP
S	GAS POINT

## CHANGE SUMMARY

REV	CHANGE	DESCRIPTION
17		Amendments to Central Stair
21		Additional openings added into Ground floor Tenancy
23		Sliding Fire Door Added to Through Site Link
25		Changes to the Central Courtyard
27		Increase in Floor Space to the west
28		Changes to the Amenities to suit revised floor plate
30		Revised Roof Layout to suit new form, including Revised Mechanical, Solar & other Equipment

QUE STATUS

REV	DESCRIPTION	DATE
A	ISSUE TO CLIENT FOR REVIEW	22/4/22
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DA-B	REVISED SUBMISSION FOR DA	23/1/20
DA-D	REVISED DA SUBMISSION - RFI AMENDMENTS	23/7/27
DA-E	REVISED DA SUBMISSION - RFI AMENDMENTS	23/11/14
DA-F	ISSUE FOR COORDINATION	24/3/08
DA-G	ISSUE FOR S455	24/04/17
DA-H	ISSUE FOR S455 - COUNCIL RFI	24/07/05
DA-J	ISSUE FOR S455 02	24/07/11

Fortis Development Group

728 Fortis South Steyne

4-35 South Steyne Manly NSW


ARCHITECT

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Dominated Architects  
Neil Durbach NSW Reg. No 5850  
David Jagers NSW Reg. No 9999

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		24/07/01	18/7/2024 11:48 am

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## GA Sections

### Section AA, BB & EE

OBJECT NO.	ISSUE	REV.
1728	DA	DA-1

DRAWING NO.  
A-DA-310-001



[illegible]

AC	AIR CONDITIONING
E	ELECTRICAL SWITCHBOARD
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FIP	FIRE INDICATOR PANEL
DP	DOWNPIPE
	OVERFLOW
DR	ROLLER DOOR
DRP	DRAINAGE POINT
FG	FIXED GLAZING
LO	LOUVRES (OPERABLE)
GA	GATE
SW	SLIDING WINDOW
OW	OPENABLE WINDOW
RF	RENDERED FINISH
MR	MOSAIC TILED FINISH
MF	MECHANICAL/ELECTRICAL RISER
HR	HYDRAULIC RISER
▽	FINISHED RL
H	STRUCTURAL RL
H	HOSETAP
G	GAS POINT

**1. FACADE WASHING SYSTEM**  
LOCATED IN THE SOFFIT OF EACH  
OF THE 8 GLAZED EASTERN  
FACADE WINDOW BAYS ON LEVELS  
1 & 2.

[illegible]

REV	DESCRIPTION	DATE
A	ISSUE TO CLIENT FOR REVIEW	22/10/17
B	ISSUE FOR INFORMATION	22/10/17
C	ISSUE TO CONSULTANTS	22/10/17
D	ISSUE FOR INFORMATION	22/10/17
DA	ISSUE FOR DA	22/10/17
DA-A	REVISED ISSUE FOR COORDINATION - DA RFI AMENDMENTS	23/10/17
DA-B	REVISED SUBMISSION FOR DA	23/10/17
DA-D	REVISED DA SUBMISSION - RFI AMENDMENTS	23/10/17
DA-E	REVISED DA SUBMISSION - RFI AMENDMENTS	23/10/17
DA-F	ISSUE FOR COORDINATION	24/10/17
DA-G	ISSUE FOR S455	24/10/17
DA-H	ISSUE FOR S455 - COUNCIL RFI	24/10/17
DA-J	ISSUE FOR S455 02	24/10/17

JOB  
1728 Fortis South Steyne  
34-35 South Steyne Manly NSW


**durbach block jagers**

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02 8297 3500  
[durbachblockjagers.com](http://durbachblockjagers.com)

Nominated Architects  
Neil Durbach NSW Reg. No 5850  
David Jagers NSW Reg. No 9999

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2m 4m

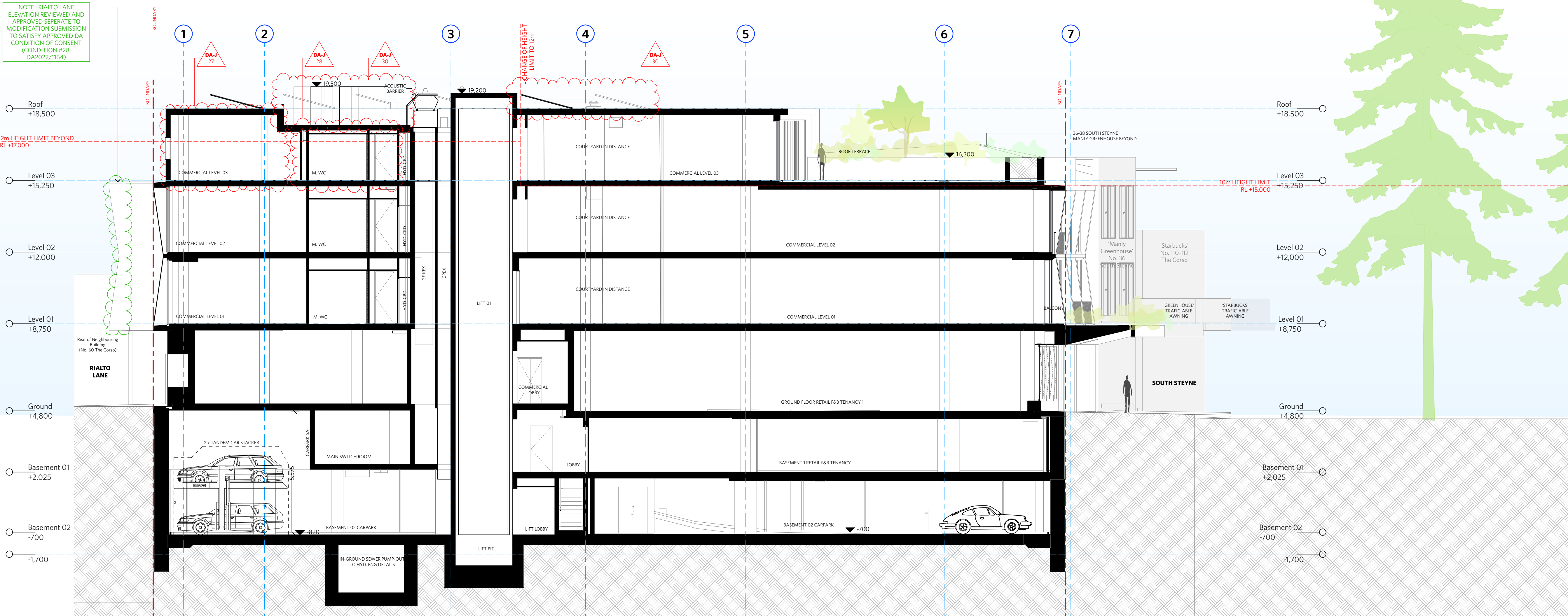
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DRAWING NO.  
A-DA-310-002



1:100





CHANGES AS SUBMITTED IN S4.55 - UNDER REVIEW - MOD/2024/0225

CHANGES RELEVANT TO THIS MODIFICATION APPLICATION

CHANGES REVIEWED AND APPROVED UNDER DA/2022/1164 - CONDITION 28

NOTES

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LEGEND

AC AIR CONDITIONING  
E ELECTRICAL SWITCHBOARD  
FH FIRE HYDRANT  
FHR FIRE HOSE REEL  
FIP FIRE INDICATOR PANEL  
DP DOWNPIPE  
OF OVERFLOW  
RD ROLLER DOOR  
DRP DRAINAGE POINT  
FG FIXED GLAZING  
LO LOUVRES (OPERABLE)  
GA GATE  
SW SLIDING WINDOW  
OW OPENABLE WINDOW  
RF RENDERED FINISH  
MF MOSAIC TILED FINISH  
MR MECHANICAL/ELECTRICAL RISER  
HR HYDRAULIC RISER  
▽ FINISHED RL  
H STRUCTURAL RL  
G HOSETAP  
G GAS POINT

CHANGE SUMMARY		
REV	CHANGE	DESCRIPTION
DA-J	27	Increase in Floor Space to the west
	28	Changes to the Amenities to suit revised floor plate
	30	Revised Roof Layout to suit new form, including Revised Mechanical Solar & other Equipment

ISSUE STATUS		
REV	DESCRIPTION	DATE
A	ISSUE TO CLIENT FOR REVIEW	22/4/22
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DA-H	ISSUE FOR S455 - COUNCIL RFI	24/07/05
DA-J	ISSUE FOR S455 02	24/07/11

CLIENT Fortis Development Group

JOB

1728 Fortis South Steyne

34-35 South Steyne Manly NSW

ARCHITECT

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Potts Point NSW 2011  
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durbachblockjaggers.com

Nominated Architects  
Neil Durbach NSW Reg. No 5850  
David Jaggers NSW Reg. No 9999

DRAWN	CHECKED	DATE DRAWN	PRINTED
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2m 4m			

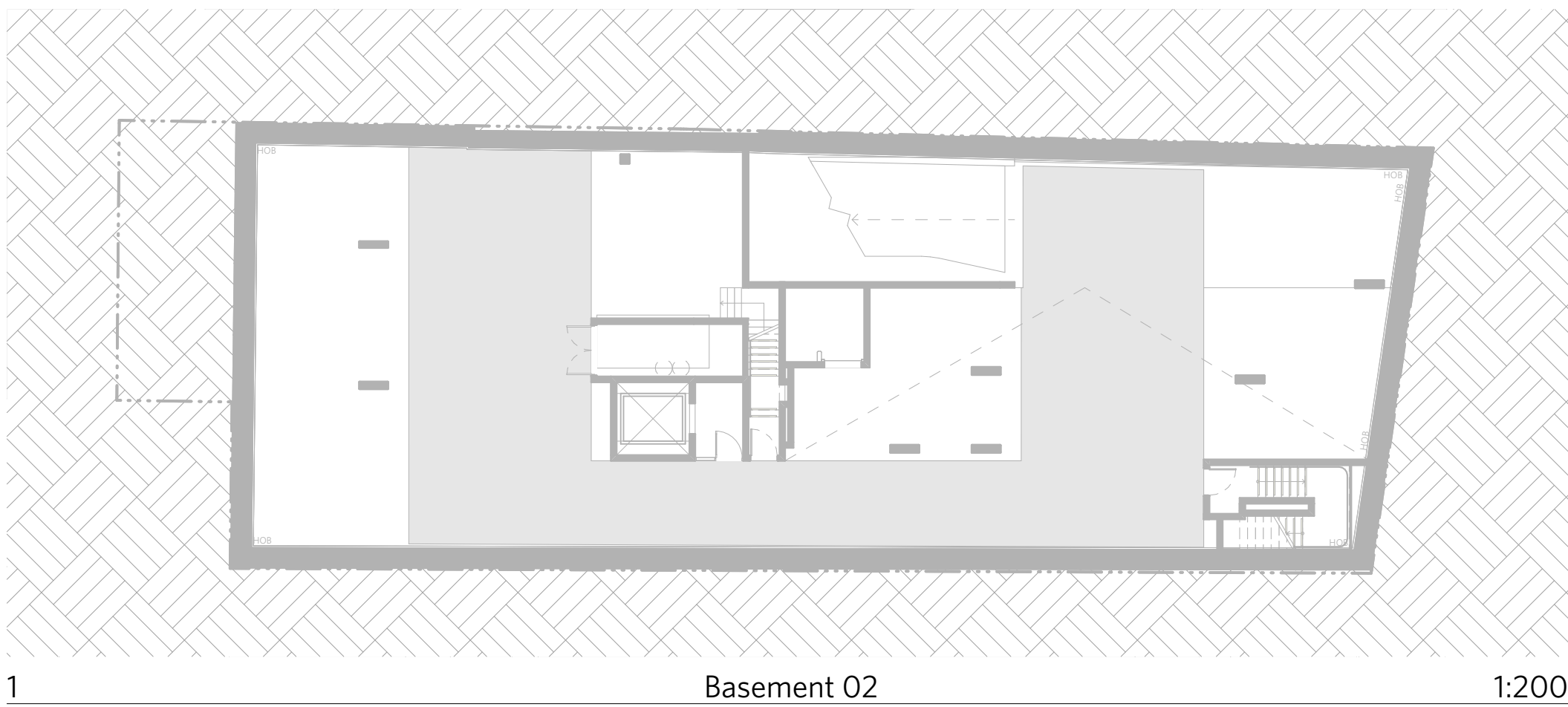
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GA Sections

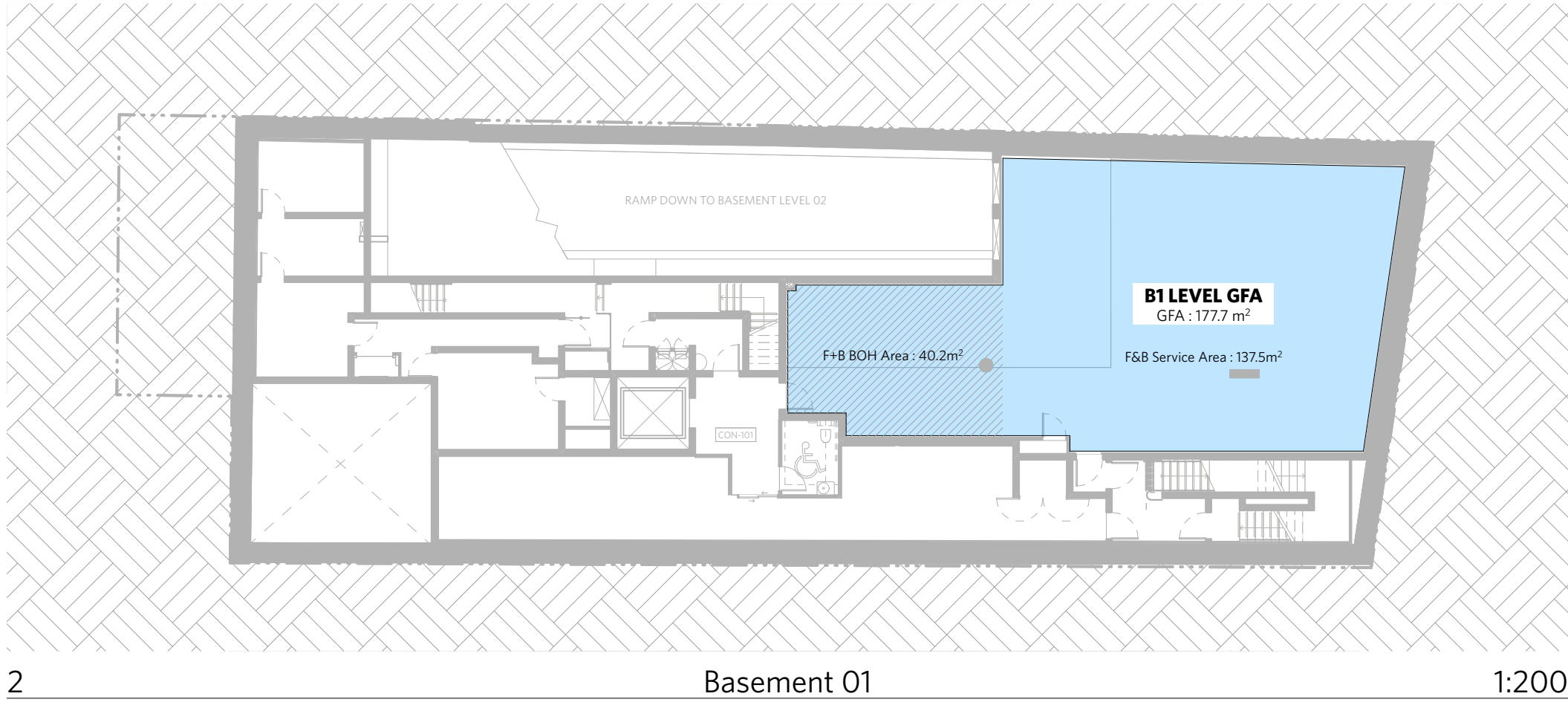
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PROJECT NO.	ISSUE	REV
1728	DA	DA-J
DRAWING		
A-DA-310-003		

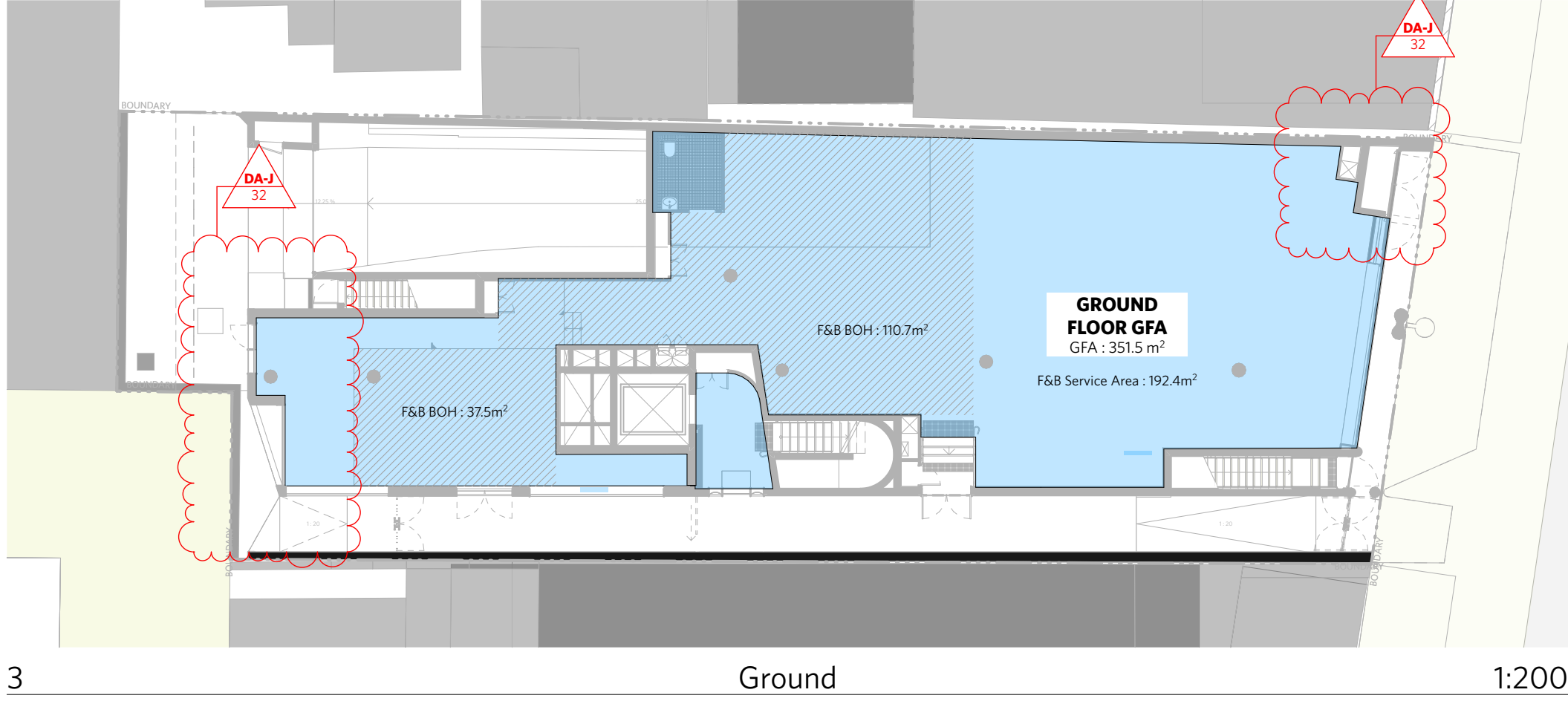




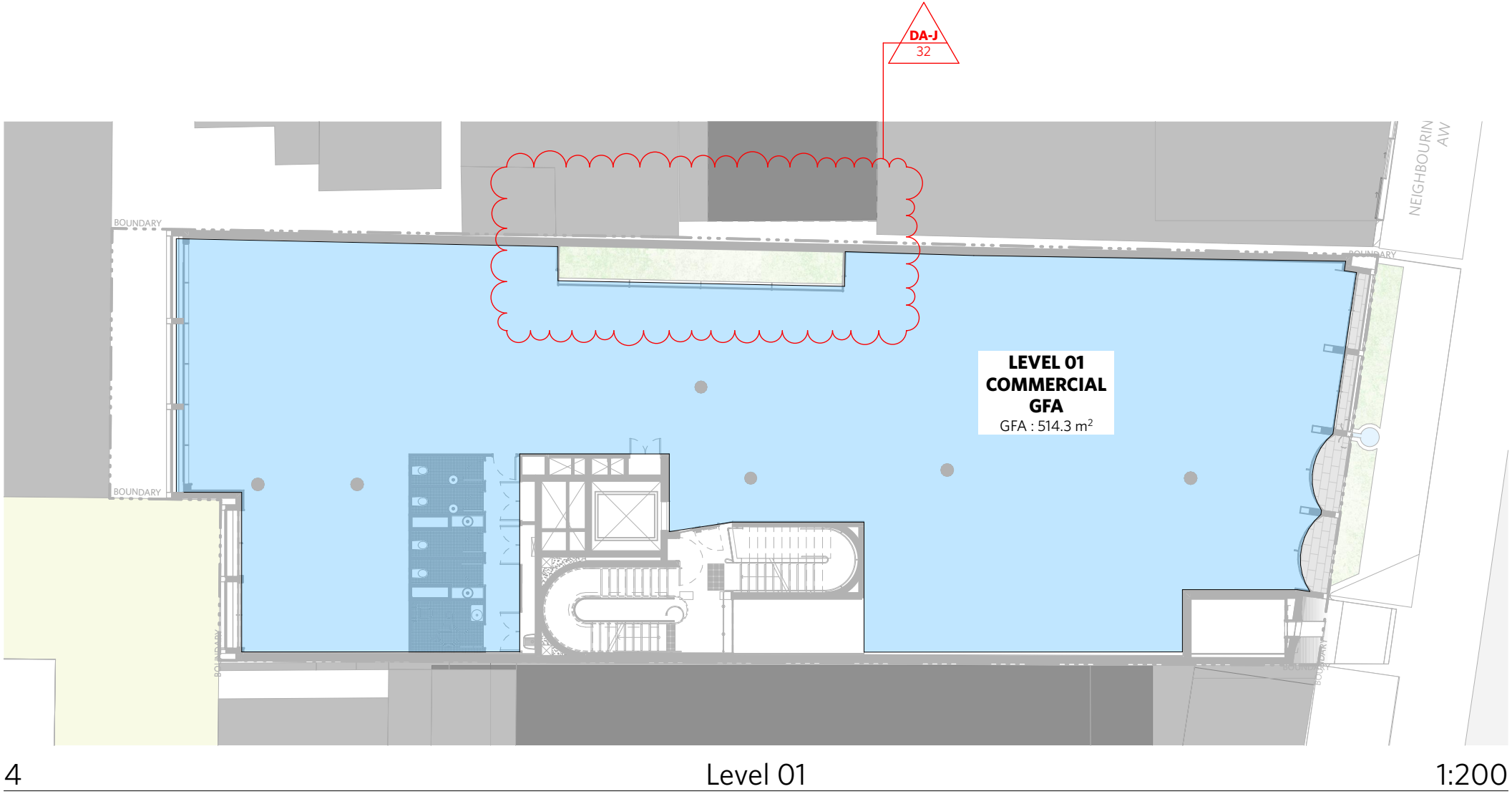
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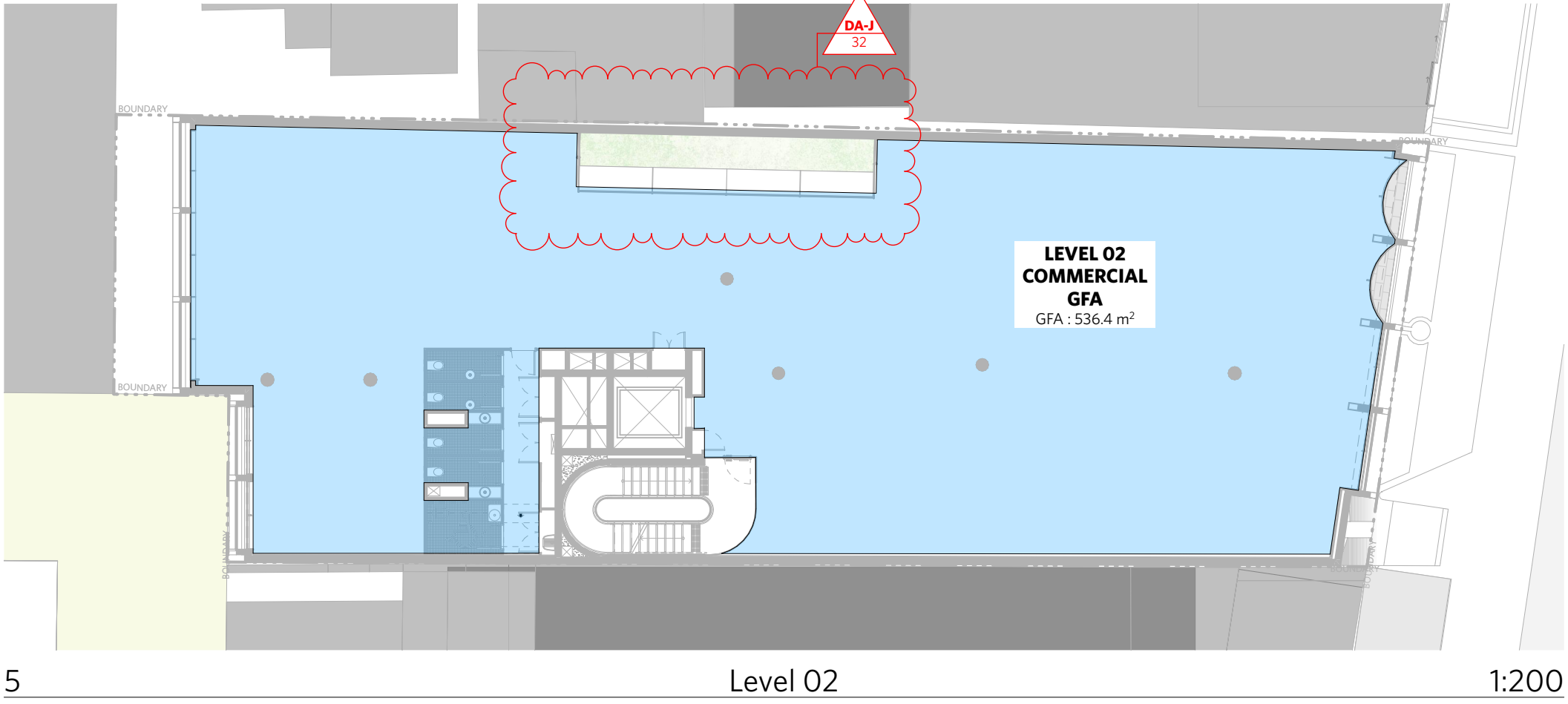
2 Basement 01 1:200



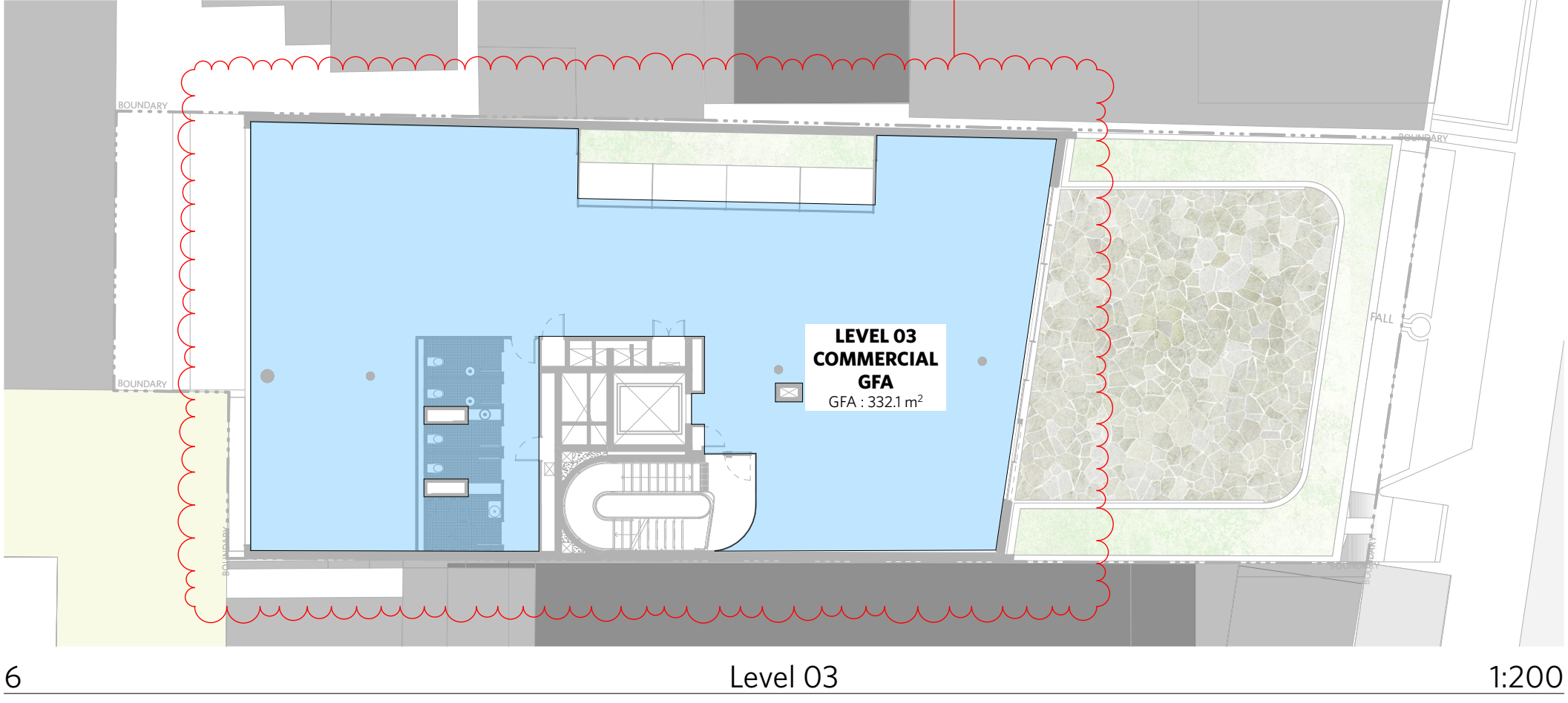
3 Ground 1:200



4 Level 01 1:200



5 Level 02 1:200




6 Level 03 1:200

1728 GFA Schedule 1		
Home Story Name	Zone Name	Calculated Area (sqm)
Basement 01		
	B1 LEVEL GFA	1777
Ground		
	GROUND FLOOR GFA	351.5
Level 01		
	LEVEL 01 COMMERCIAL GFA	514.3
Level 02		
	LEVEL 02 COMMERCIAL GFA	536.4
Level 03		
	LEVEL 03 COMMERCIAL GFA	332.1
		1,912.0 m²

LEGEND	
AC	AIR CONDITIONING
E	ELECTRICAL SWITCHBOARD
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FIP	FIRE INDICATOR PANEL
DP	DOWNPIPE
OF	OVERFLOW
RD	ROLLER DOOR
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SW	SLIDING WINDOW
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RF	RENDERED FINISH
MF	MOSAIC TILED FINISH
MR	MECHANICAL/ELECTRICAL RISER
HR	HYDRAULIC RISER
▽	FINISHED RL
▼	STRUCTURAL RL
H	HOSE TAP
G	GAS POINT

CHANGE SUMMARY		
REV	CHANGE	DESCRIPTION
DA-J	27	Increase in Floor Space to the west
	32	GFA Adjustment due to changes
ISSUE STATUS		
REV	DESCRIPTION	DATE
A	ISSUE TO CLIENT FOR REVIEW	22/4/22
B	ISSUE FOR INFORMATION	22/5/05
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DA-C	ISSUE FOR S455	24/04/17
DA-J	ISSUE FOR S455 02	24/07/11

CLIENT		Fortis Development Group		
JOB				
1728 Fortis South Steyne				
34-35 South Steyne Manly NSW				
ARCHITECT				
<div><div>durbach block jagers</div><div>Level 2, 9 Roslyn Street Porto Point NSW 2011 02 8297 3500 durbachblockjagers.com</div><div>Nominated Architects Neil Durbach NSW Reg. No 5850 David Jagers NSW Reg. No 9999</div></div>				
DRAWN		CHECKED	DATE DRAWN	PRINTED
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1:200 @ A1 / 1:400 @ A3				
2m		4m	6m	8m
TITLE				
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GFA Diagrams Sheet 1				
PROJECT NO.		ISSUE	REV.	
1728		TD	DA-J	
DRAWING NO.				
A-DA-710-001				