

ARCHITECTURAL DRAWING SCHEDULE :	
1902/DA01Rev2	COVER SHEET
1902/DA02	SITE ANALYSIS PLAN
1902/DA03Rev2	SITE PLAN
1902/DA04	LEVEL 1 FLOOR PLAN
1902/DA05	LEVEL 2 FLOOR PLAN
1902/DA06Rev2	LEVEL 3 FLOOR PLAN
1902/DA07	LEVEL 4 FLOOR PLAN
1902/DA08	SECTION
1902/DA09Rev2	NORTH EAST AND SOUTH WEST ELEVATIONS
1902/DA010Rev2	SOUTH EAST ELEVATION
1902/DA011Rev2	NORTH WEST ELEVATION
1902/DA012Rev2	EAST ELEVATION INCLUDING EXISTING TREE
1902/DA013Rev2	PERSPECTIVE VIEWS
1902/DA014	SHADOW PROJECTIONS : WINTER SOLSTICE 9am
1902/DA015	SHADOW PROJECTIONS : WINTER SOLSTICE 12pm
1902/DA016	SHADOW PROJECTIONS : WINTER SOLSTICE 3pm

GENERAL NOTES :	
All works to comply with the NCC, all relevant Australian Standards and the Manly LEP and DCP.	
Architectural drawings form PART ONLY of the DEVELOPMENT APPLICATION and are to be read in conjunction with the other components of the of the application, including :	
<ul style="list-style-type: none">- Statement of Environmental Effects- Survey drawing prepared by the land surveyor	

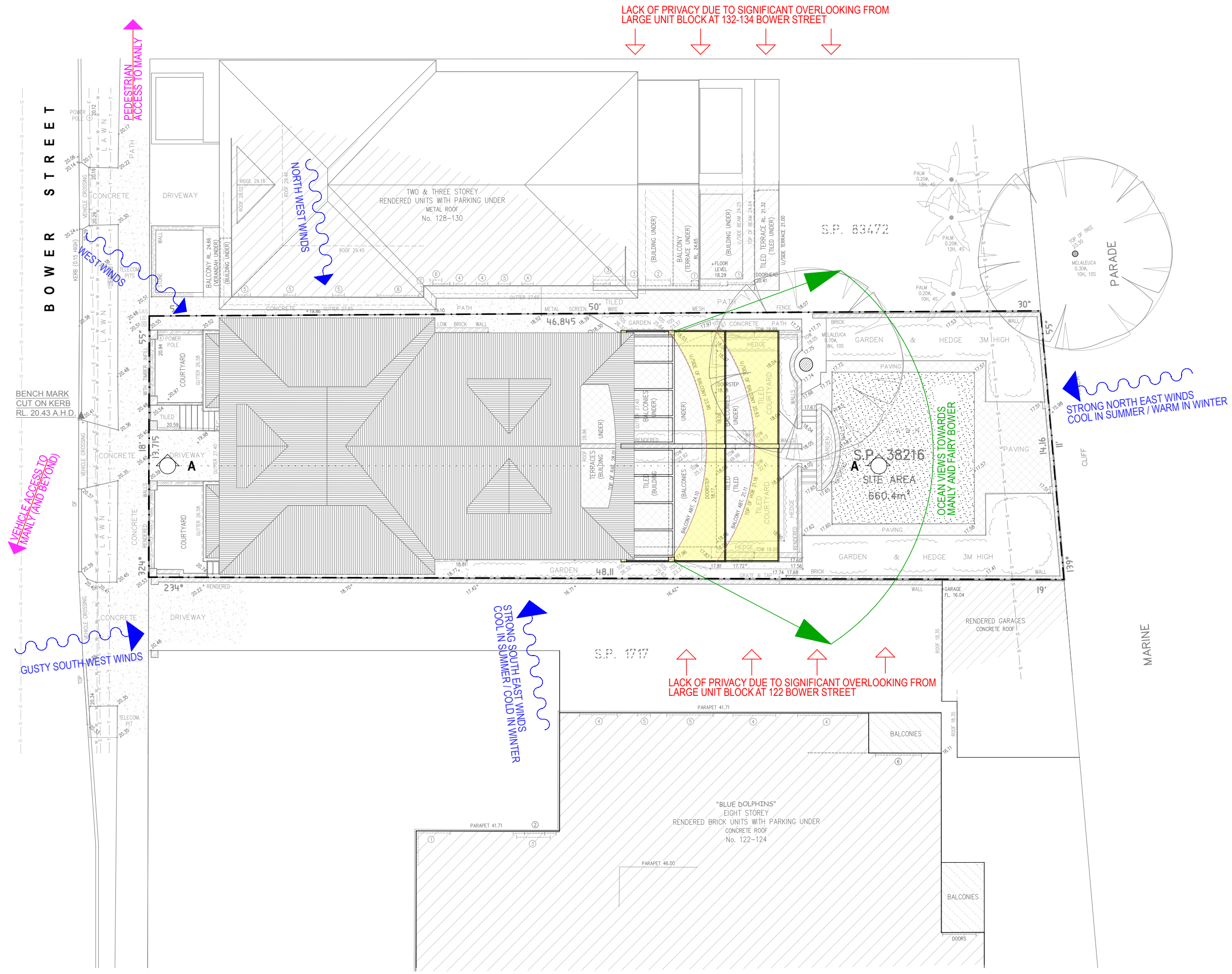
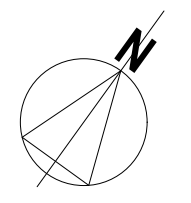
AREA SCHEDULE :	
SITE AREA = 660.4m ²	
FLOOR AREA : NO CHANGE PROPOSED	
EXISTING GROSS FLOOR AREA = m ²	
ALLOWABLE GROSS FLOOR AREA = 0.25*(404.7)m ² + 150m ² = 251.18m ²	
LANDSCAPED AREA : NO CHANGE PROPOSED	
EXISTING LANDSCAPED AREA = 123.1m ²	
ALLOWABLE MIN LANDSCAPED AREA = 0.15*(404.7)m ² = 60.71m ²	
OPEN SPACE	
EXISTING OPEN SPACE = 123.1m ²	
ADDITIONAL TOTAL BALCONY AREA = 123.1m ²	
PROPOSED TOTAL OPEN SPACE AREA = 123.1m ²	
ALLOWABLE MIN AREA OF OPEN SPACE = 0.15*(404.7)m ² = 60.71m ²	

SIREE I

BOWER

BOWER STREET

CLIFF ADJOINING PUBLIC WALKWAY ALONG OCEAN FRONT



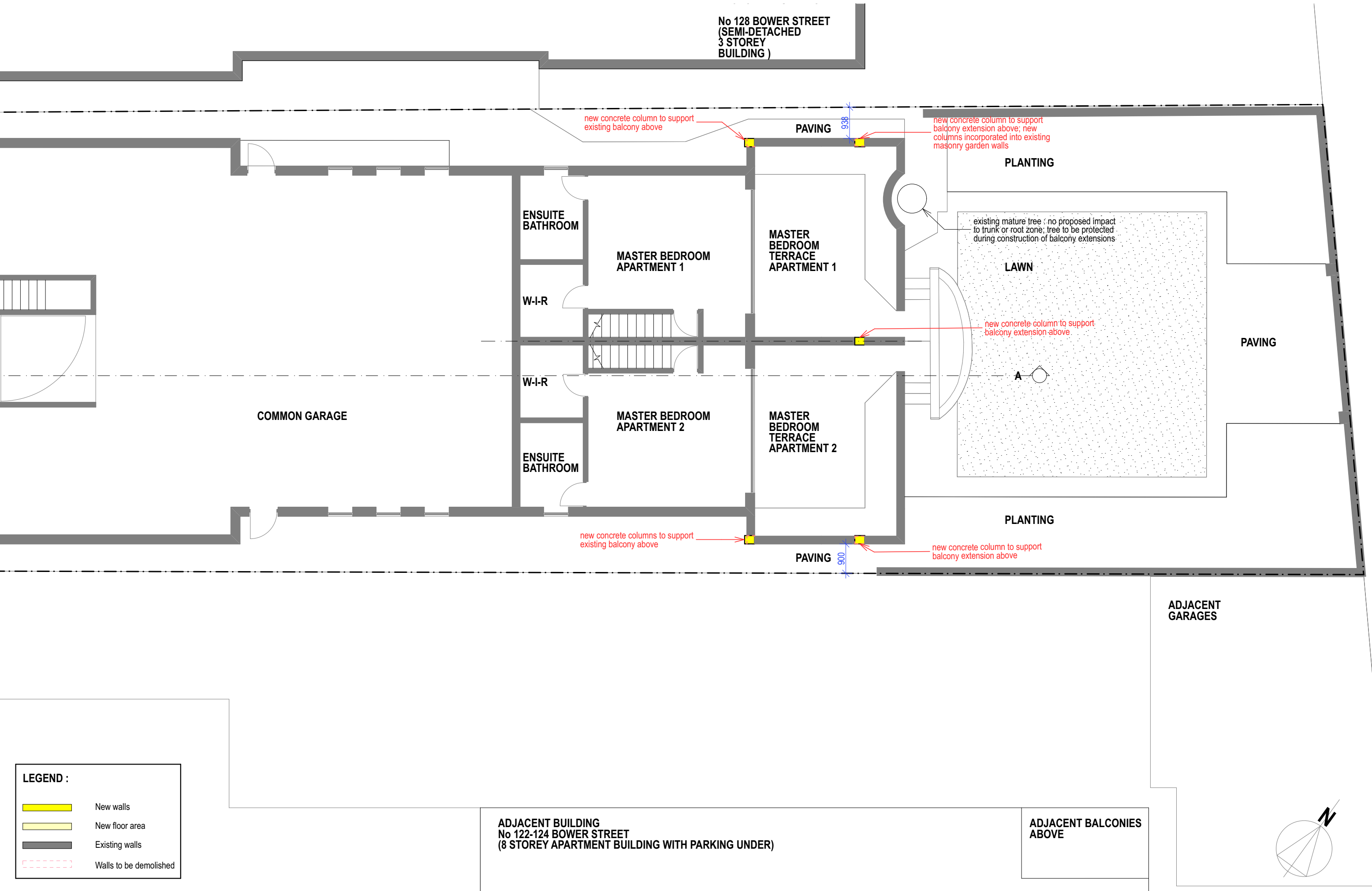
DEVELOPMENT APPLICATION : SITE ANALYSIS PLAN

PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING APARTMENT BUILDING AT 126 BOWER STREET, MANLY



1 LAKESIDE ROAD, NARRABEEN, NSW, 2101 • TELEPHONE 02 99849836 / 0403069606 • EMAIL jsa@bigpond.net.au

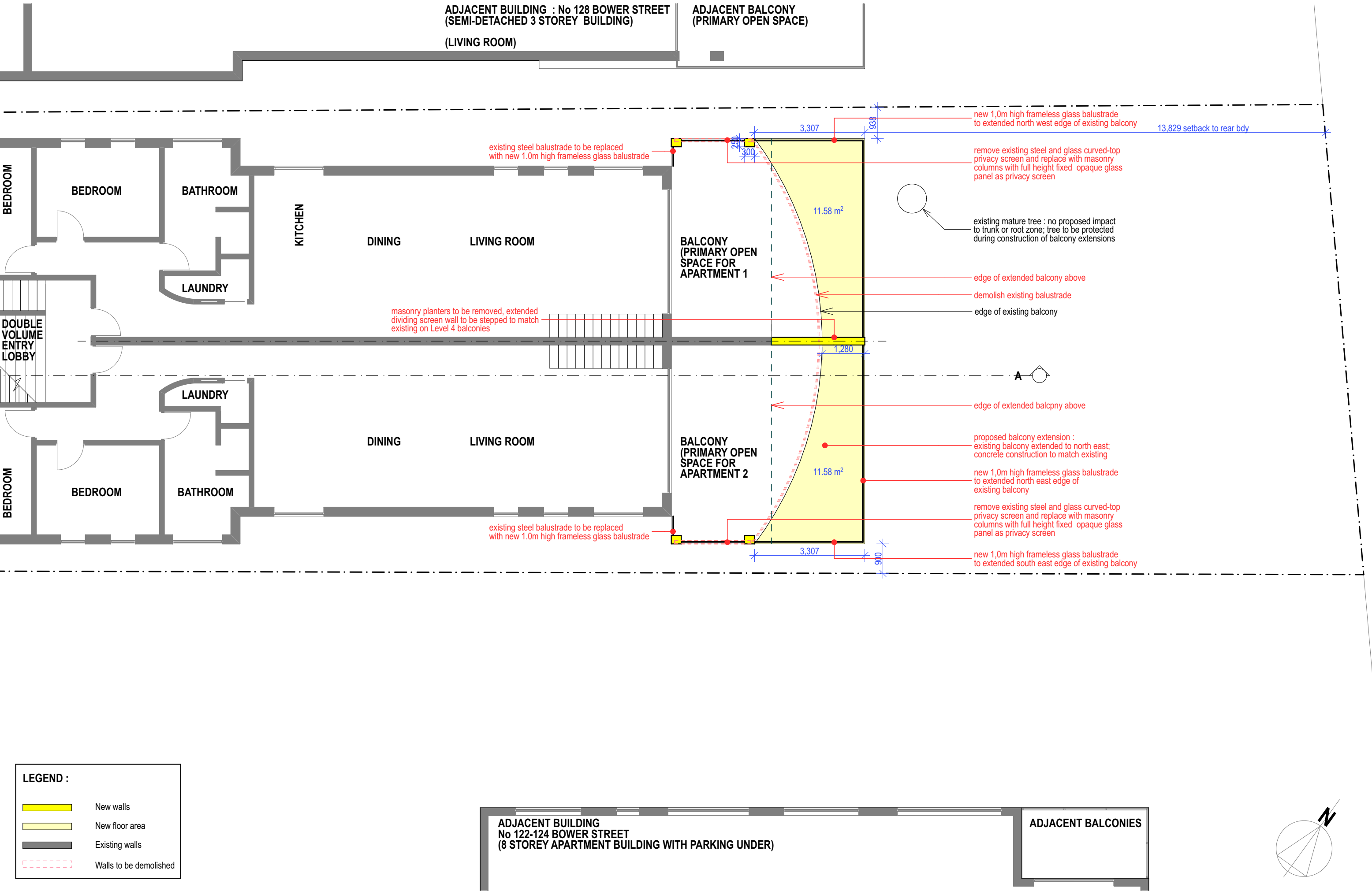
Date: AUGUST 2019	Scale: 1:200	Drawing No: 1902/ DA02	Plot Date: 24/1/20
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DEVELOPMENT APPLICATION : LEVEL 1 FLOOR PLAN

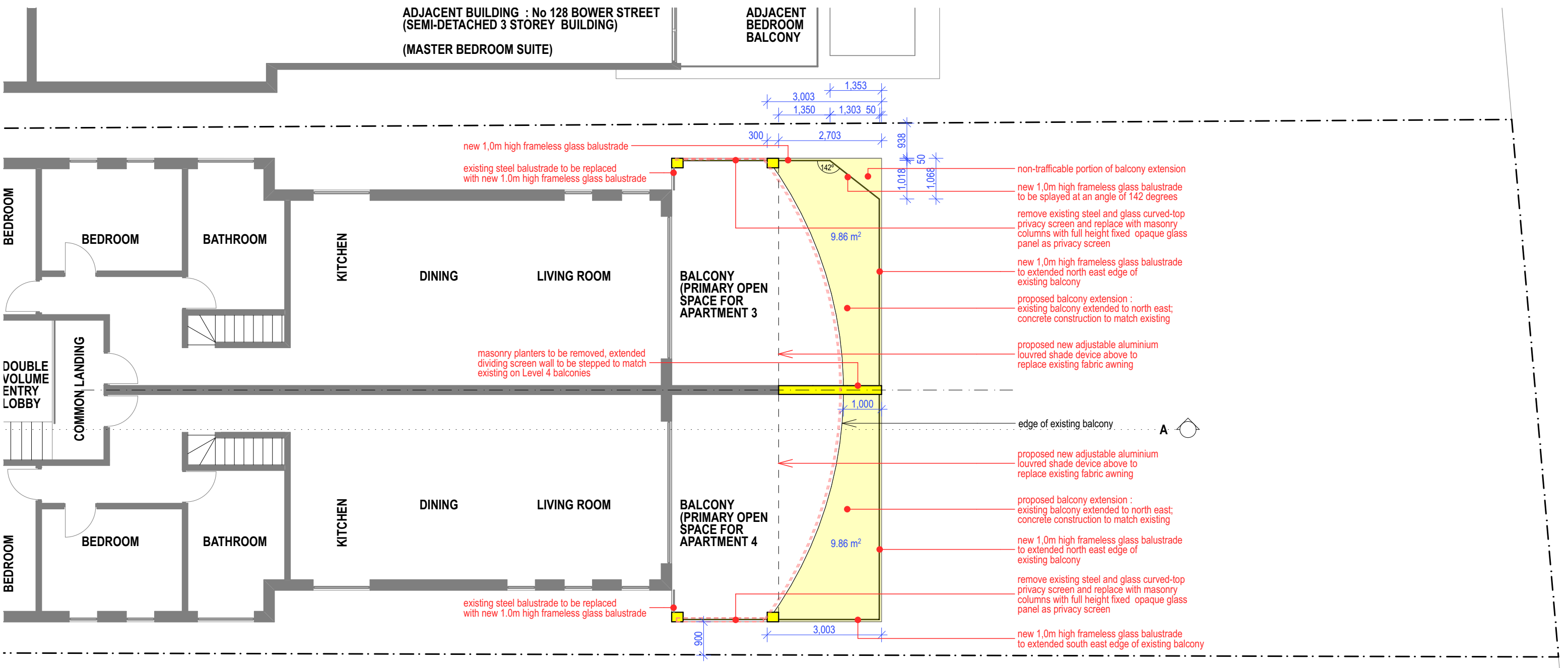
PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING APARTMENT BUILDING AT 126 BOWER STREET, MANLY





DEVELOPMENT APPLICATION : LEVEL 2 FLOOR PLAN

PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING APARTMENT BUILDING AT 126 BOWER STREET, MANLY

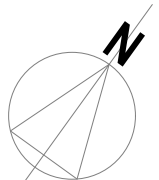


LEGEND :

- New walls
- New floor area
- Existing walls
- Walls to be demolished

ADJACENT BUILDING
No 122-124 BOWER STREET
(8 STOREY APARTMENT BUILDING WITH PARKING UNDER)

ADJACENT BALCONIES

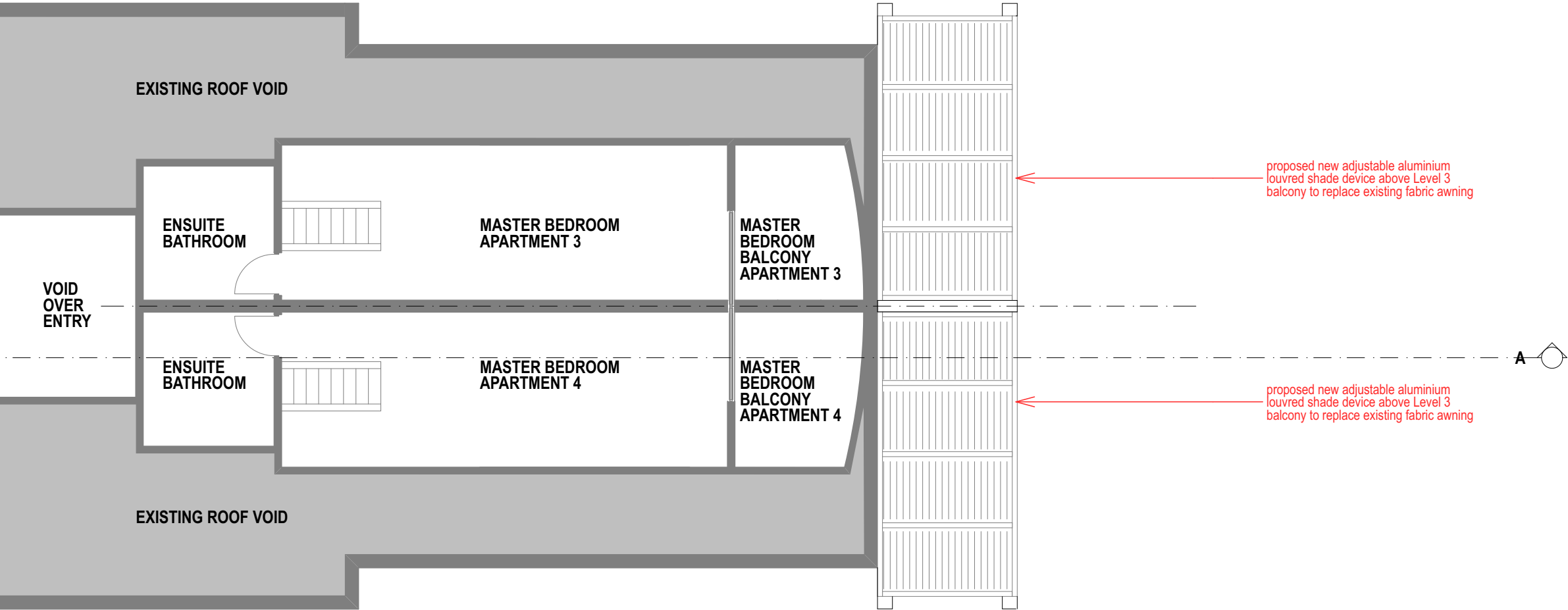


DEVELOPMENT APPLICATION : LEVEL 3 FLOOR PLAN

PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING APARTMENT BUILDING AT 126 BOWER STREET, MANLY



ADJACENT BUILDING : No 128 BOWER STREET
(SEMI-DETACHED 3 STOREY BUILDING)

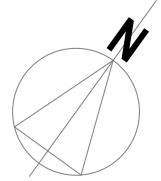


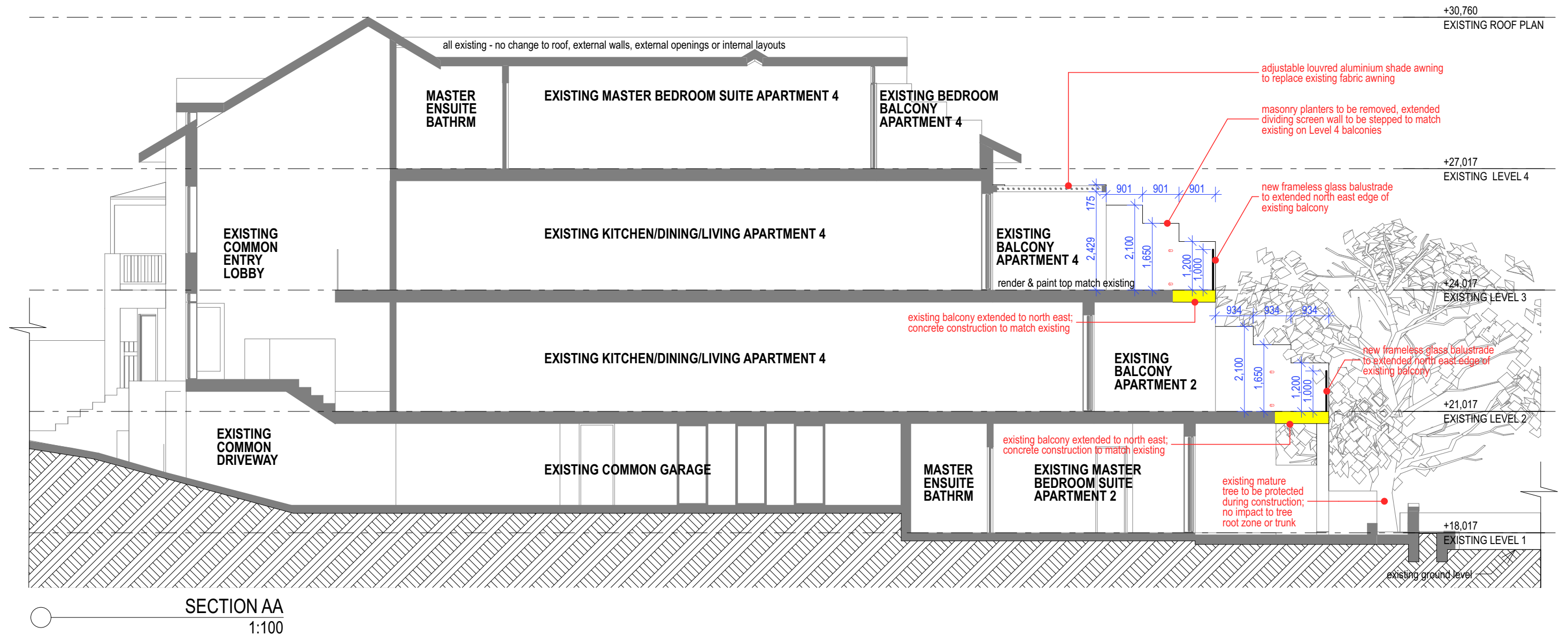
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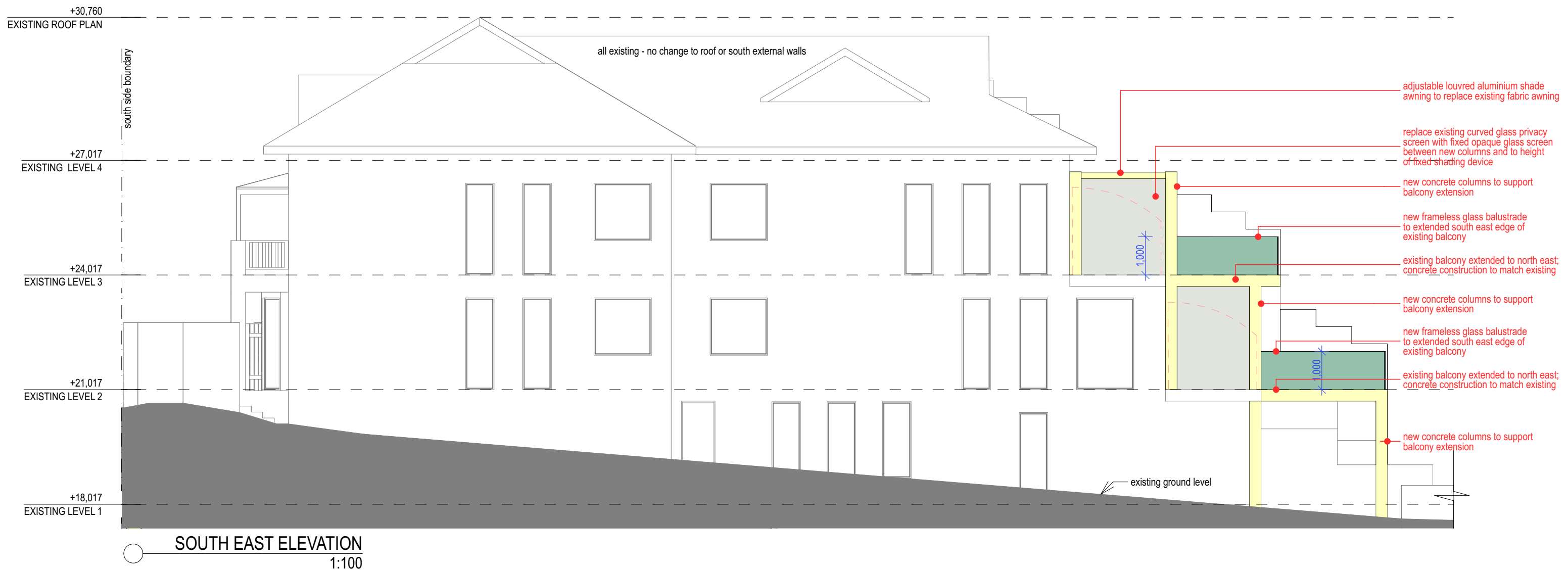
- New walls
- New floor area
- Existing walls
- Walls to be demolished

ADJACENT BUILDING
No 122-124 BOWER STREET
(8 STOREY APARTMENT BUILDING WITH PARKING UNDER)

ADJACENT BALCONIES



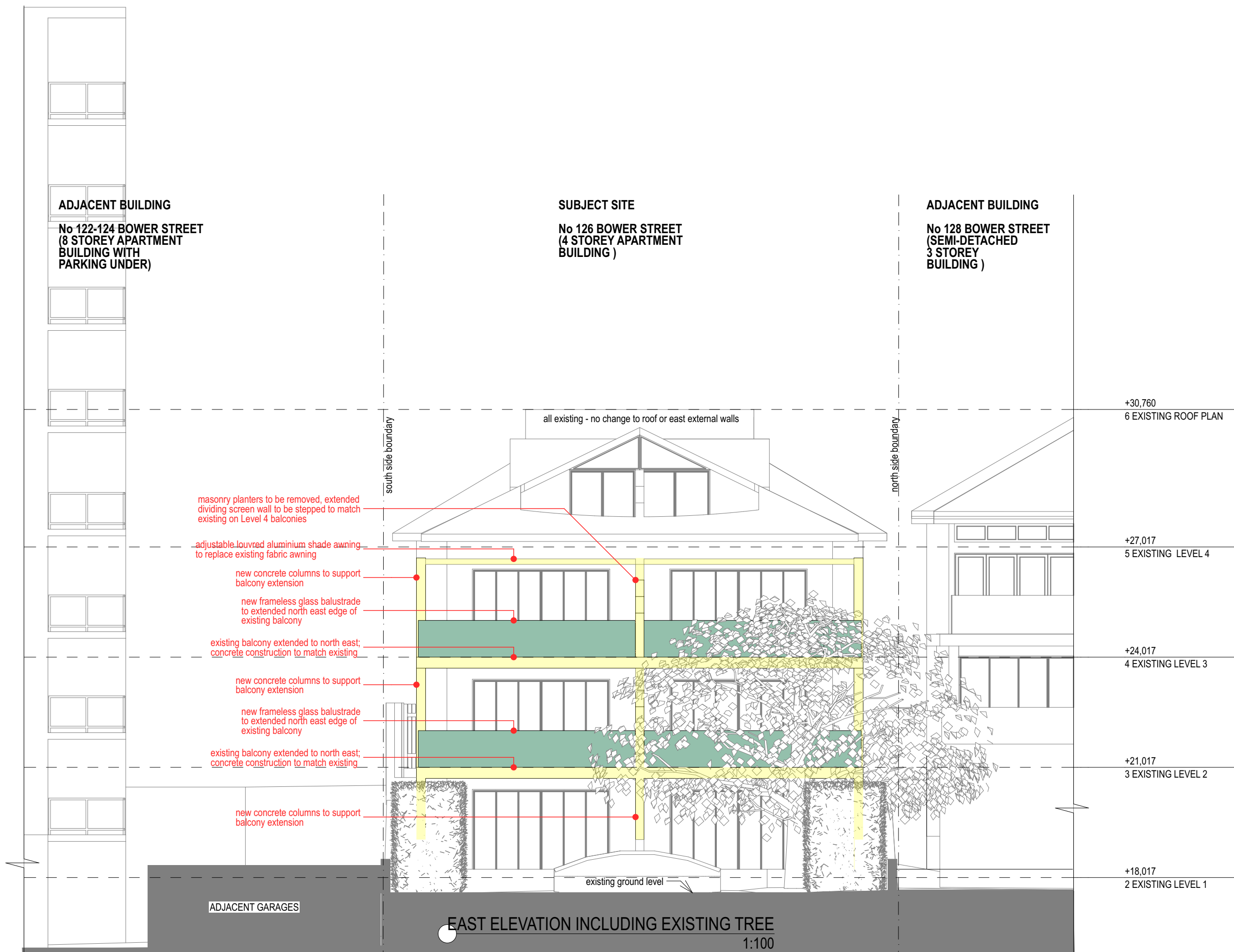


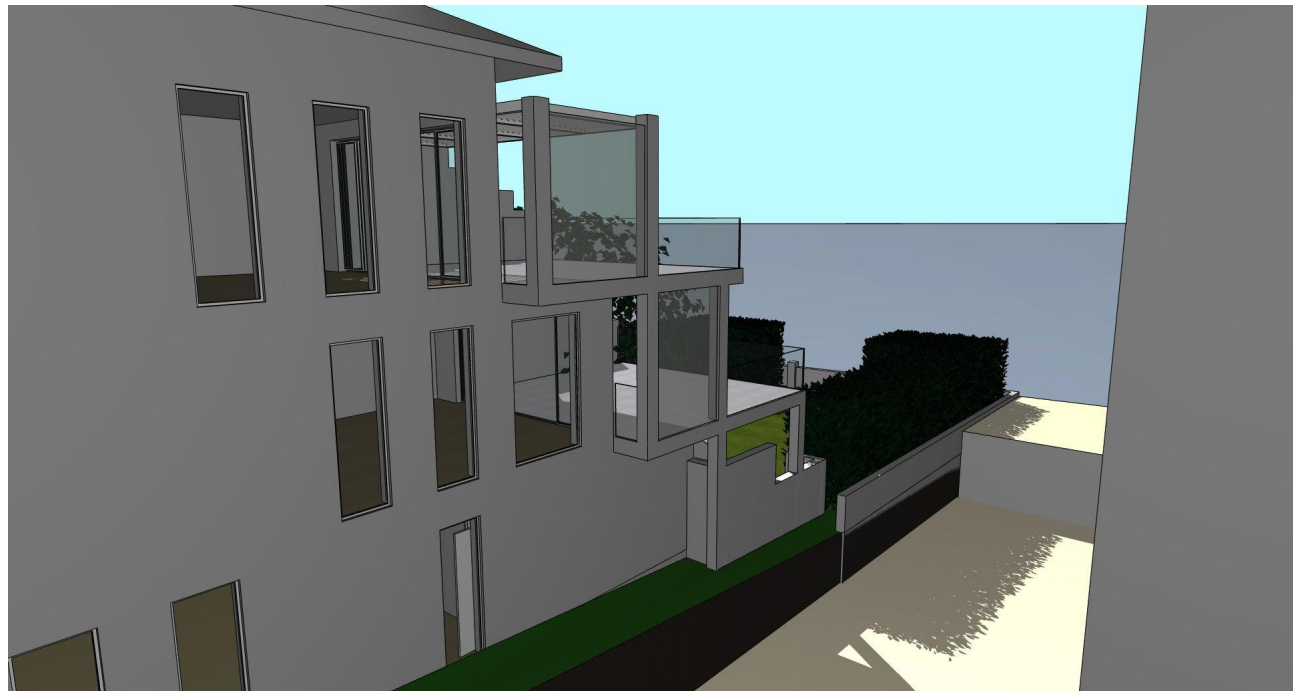




DEVELOPMENT APPLICATION : NORTH WEST ELEVATION

PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING APARTMENT BUILDING AT 126 BOWER STREET, MANLY





VIEW FROM SOUTH EAST SIDE



AERIAL FROM EAST



AERIAL VIEW FROM NORTH



VIEW FROM REAR YARD

ADJACENT BUILDING

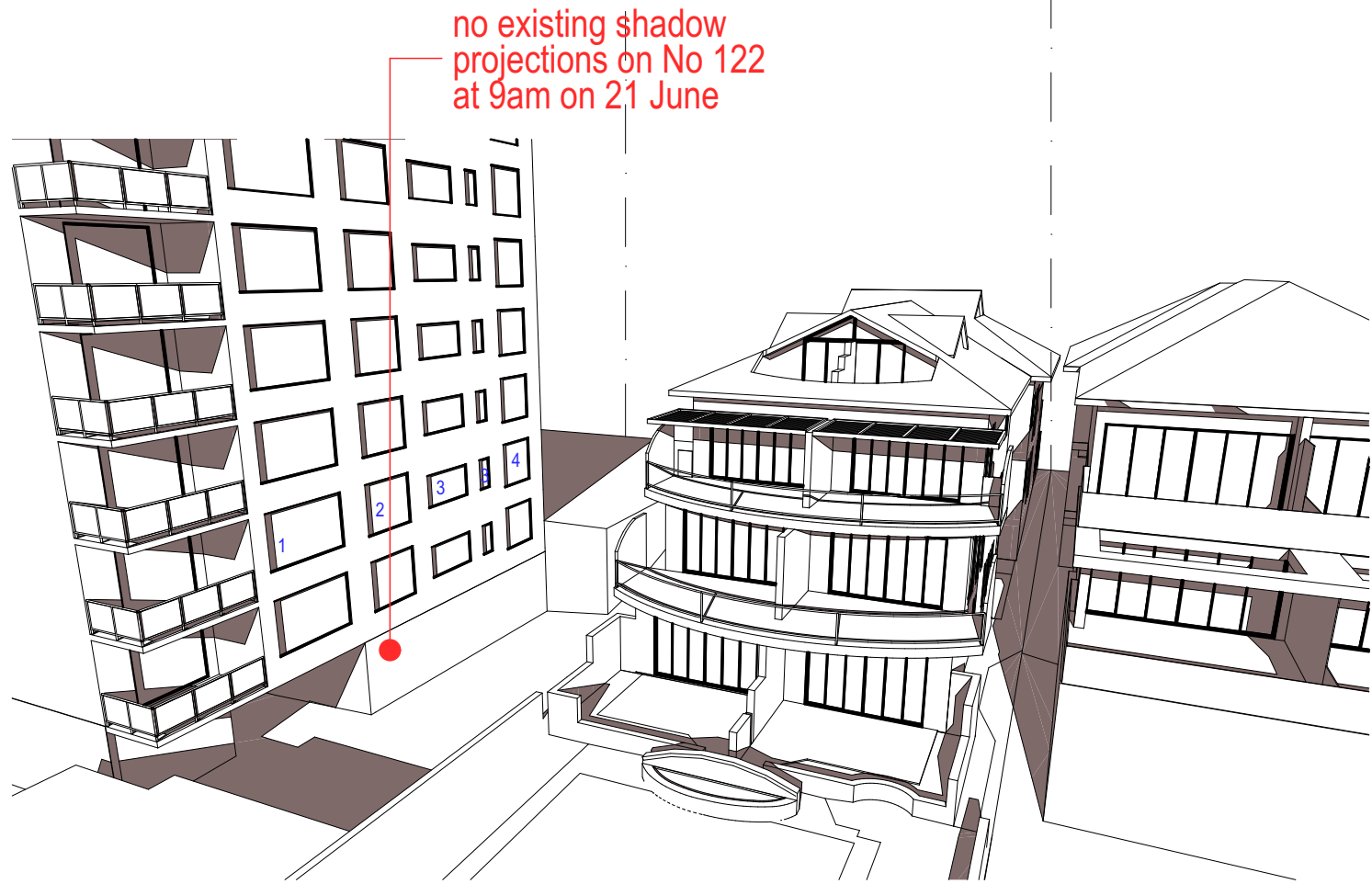
No 122-124 BOWER STREET
(8 STOREY APARTMENT
BUILDING WITH
PARKING UNDER)

SUBJECT SITE

No 126 BOWER STREET
(4 STOREY APARTMENT
BUILDING)

ADJACENT BLDG

No 128 BOWER ST
(SEMI-DETACHED
3 STOREY
BUILDING)



21 JUNE, 9am : EXISTING SHADOW PROJECTIONS - AERIAL VIEW FROM NORTH
1:50

KEY FOR WINDOWS IN ADJACENT BUILDING :

- 1 - adjacent living room window
- 2 - adjacent main bedroom window
- 3 - adjacent bathroom window
- 4 - adjacent secondary bedroom window

ADJACENT BUILDING

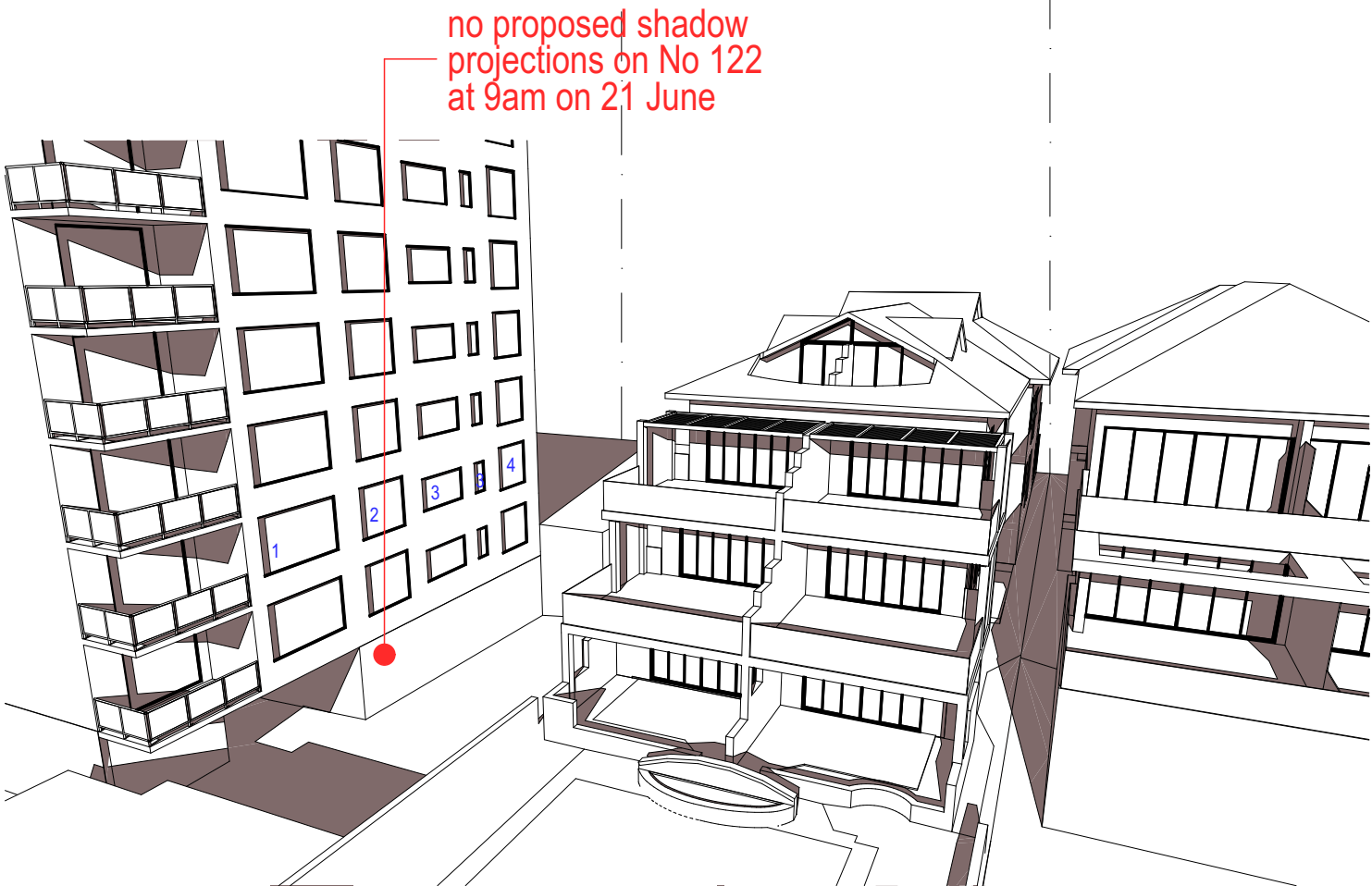
No 122-124 BOWER STREET
(8 STOREY APARTMENT
BUILDING WITH
PARKING UNDER)

SUBJECT SITE

No 126 BOWER STREET
(4 STOREY APARTMENT
BUILDING)

ADJACENT BLDG

No 128 BOWER ST
(SEMI-DETACHED
3 STOREY
BUILDING)



21 JUNE, 9am : PROPOSED SHADOW PROJECTIONS - AERIAL VIEW FROM NORTH
1:50

ADJACENT BUILDING

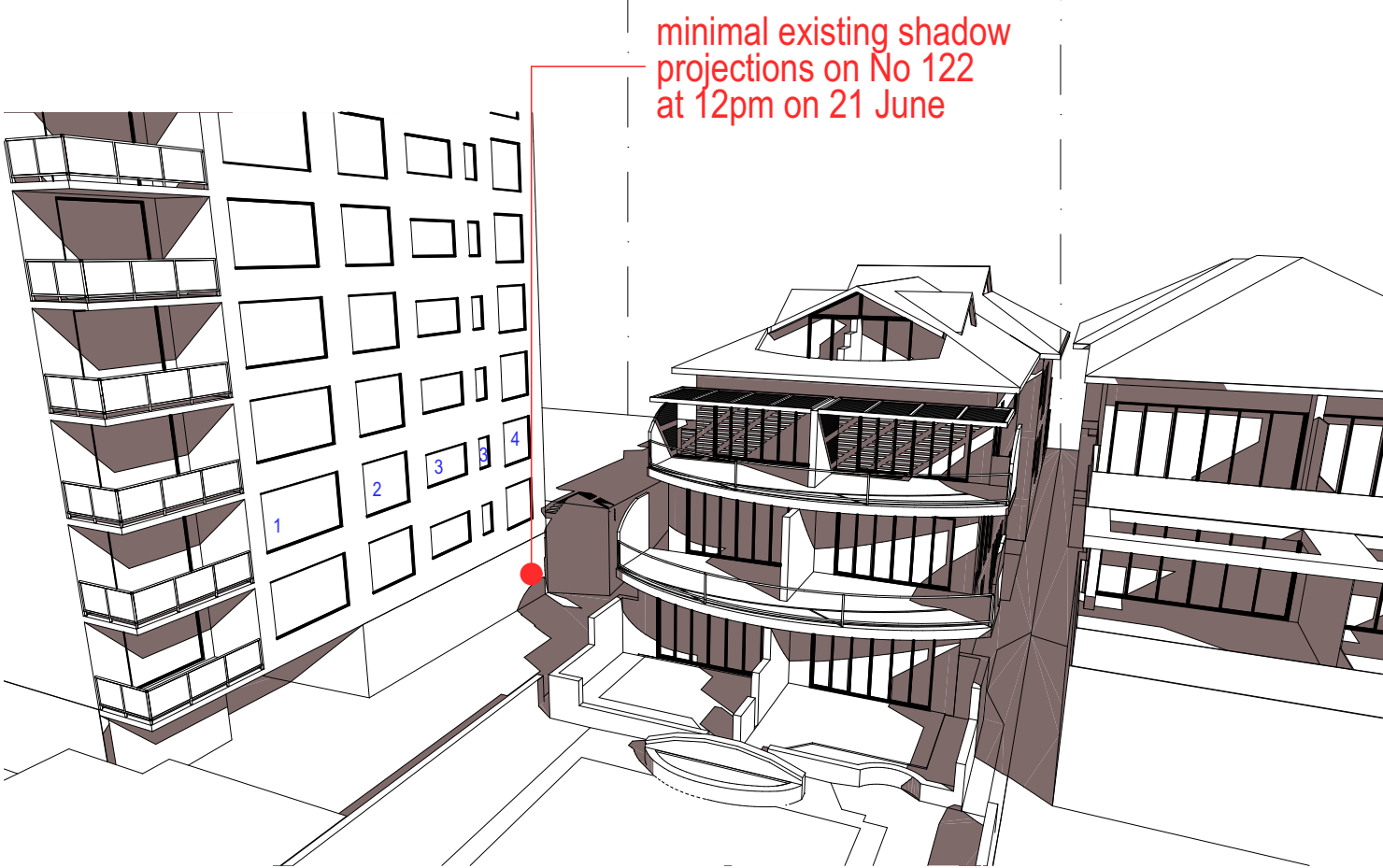
No 122-124 BOWER STREET
(8 STOREY APARTMENT
BUILDING WITH
PARKING UNDER)

SUBJECT SITE

No 126 BOWER STREET
(4 STOREY APARTMENT
BUILDING)

ADJACENT BLDG

No 128 BOWER ST
(SEMI-DETACHED
3 STOREY
BUILDING)



21 JUNE, 12pm : EXISTING SHADOW PROJECTIONS - AERIAL VIEW FROM NORTH
1:50

KEY FOR WINDOWS IN ADJACENT BUILDING :

- 1 - adjacent living room window
- 2 - adjacent main bedroom window
- 3 - adjacent bathroom window
- 4 - adjacent secondary bedroom window

ADJACENT BUILDING

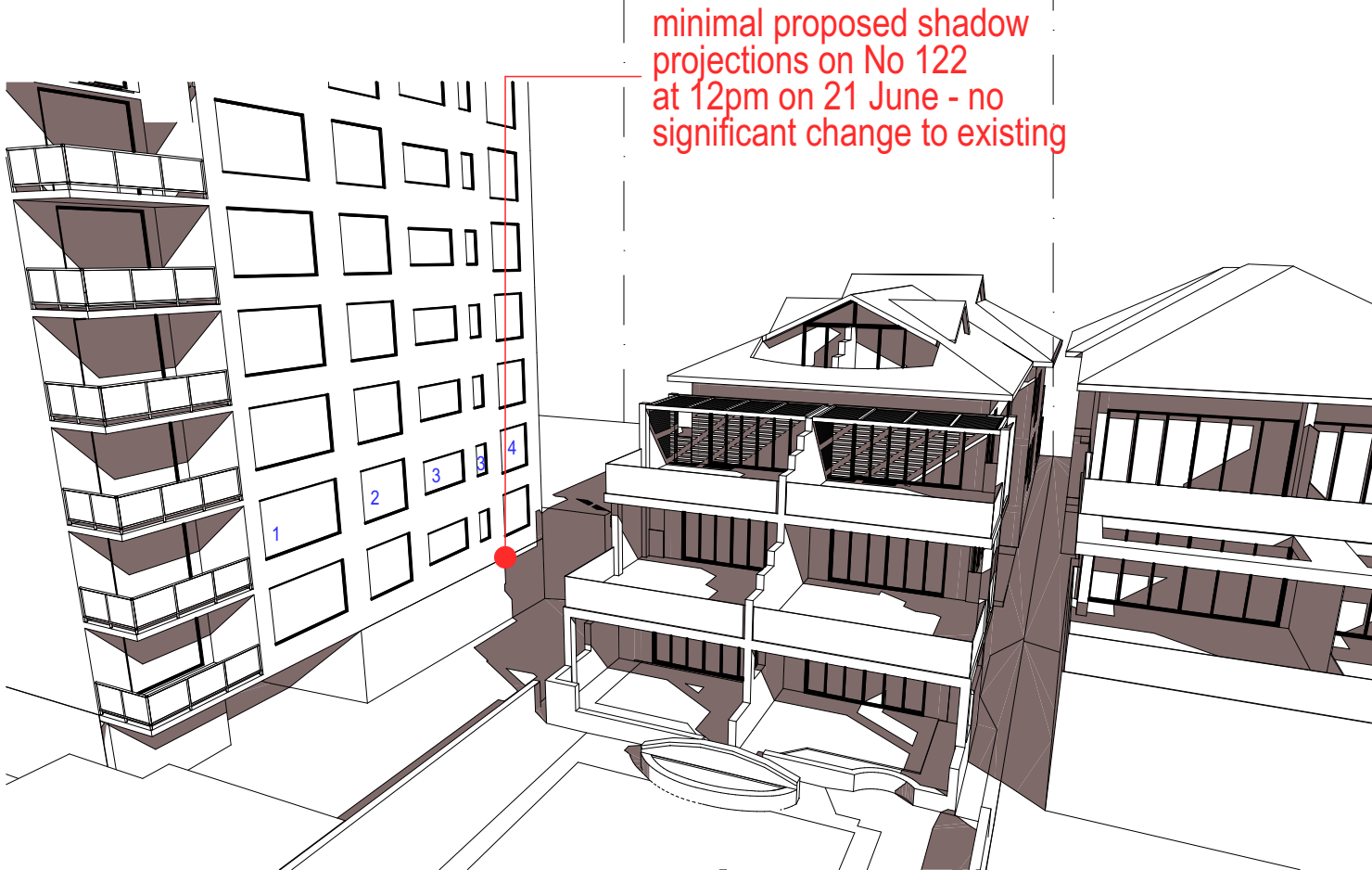
No 122-124 BOWER STREET
(8 STOREY APARTMENT
BUILDING WITH
PARKING UNDER)

SUBJECT SITE

No 126 BOWER STREET
(4 STOREY APARTMENT
BUILDING)

ADJACENT BLDG

No 128 BOWER ST
(SEMI-DETACHED
3 STOREY
BUILDING)



21 JUNE, 12pm : PROPOSED SHADOW PROJECTIONS - AERIAL VIEW FROM NORTH
1:50

ADJACENT BUILDING

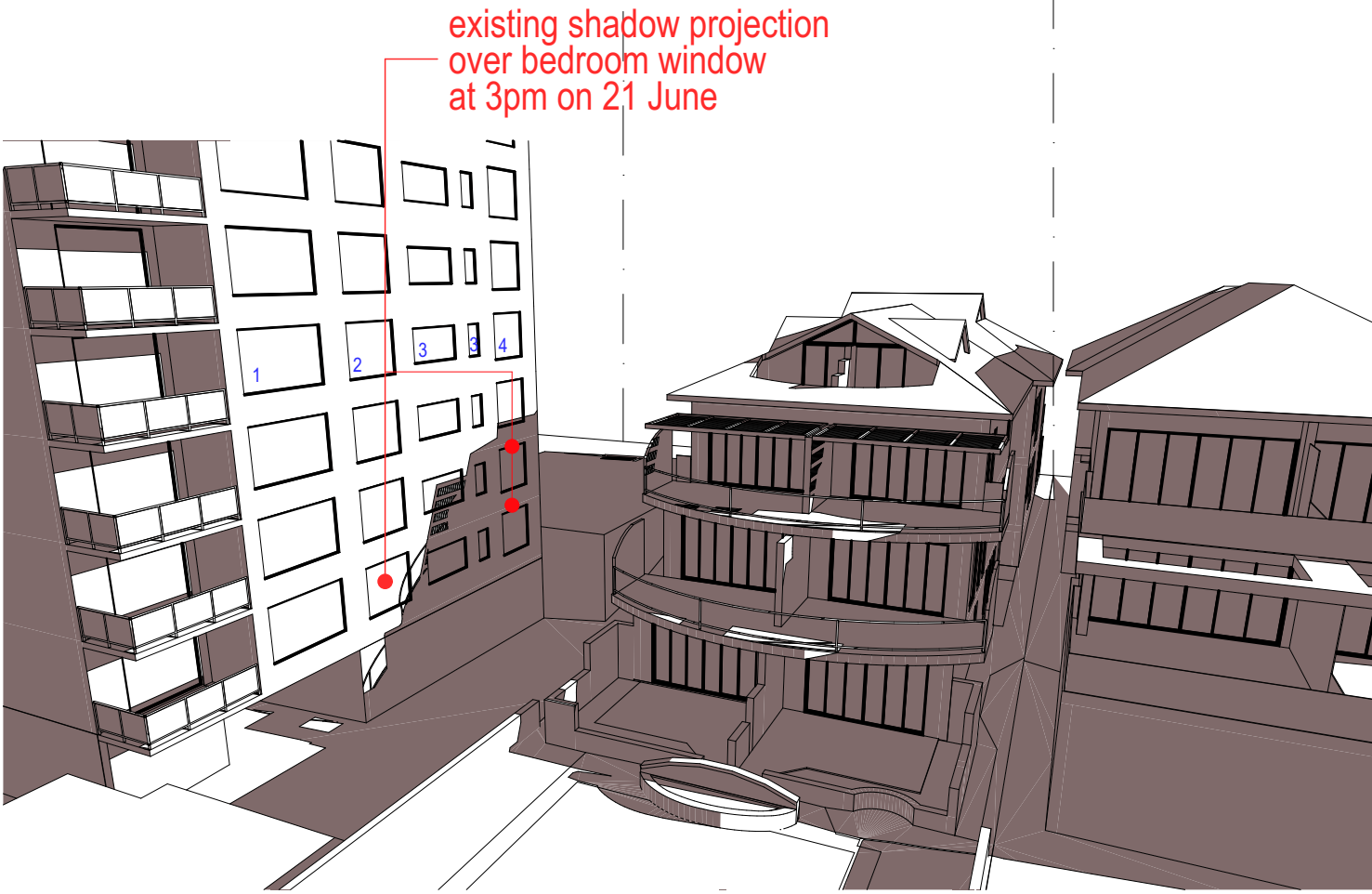
No 122-124 BOWER STREET
(8 STOREY APARTMENT
BUILDING WITH
PARKING UNDER)

SUBJECT SITE

No 126 BOWER STREET
(4 STOREY APARTMENT
BUILDING)

ADJACENT BLDG

No 128 BOWER ST
(SEMI-DETACHED
3 STOREY
BUILDING)



21 JUNE, 3pm : EXISTING SHADOW PROJECTIONS - AERIAL VIEW FROM NORTH
1:50

- KEY FOR WINDOWS IN ADJACENT BUILDING :
- 1 - adjacent living room window
 - 2 - adjacent main bedroom window
 - 3 - adjacent bathroom window
 - 4 - adjacent secondary bedroom window

ADJACENT BUILDING

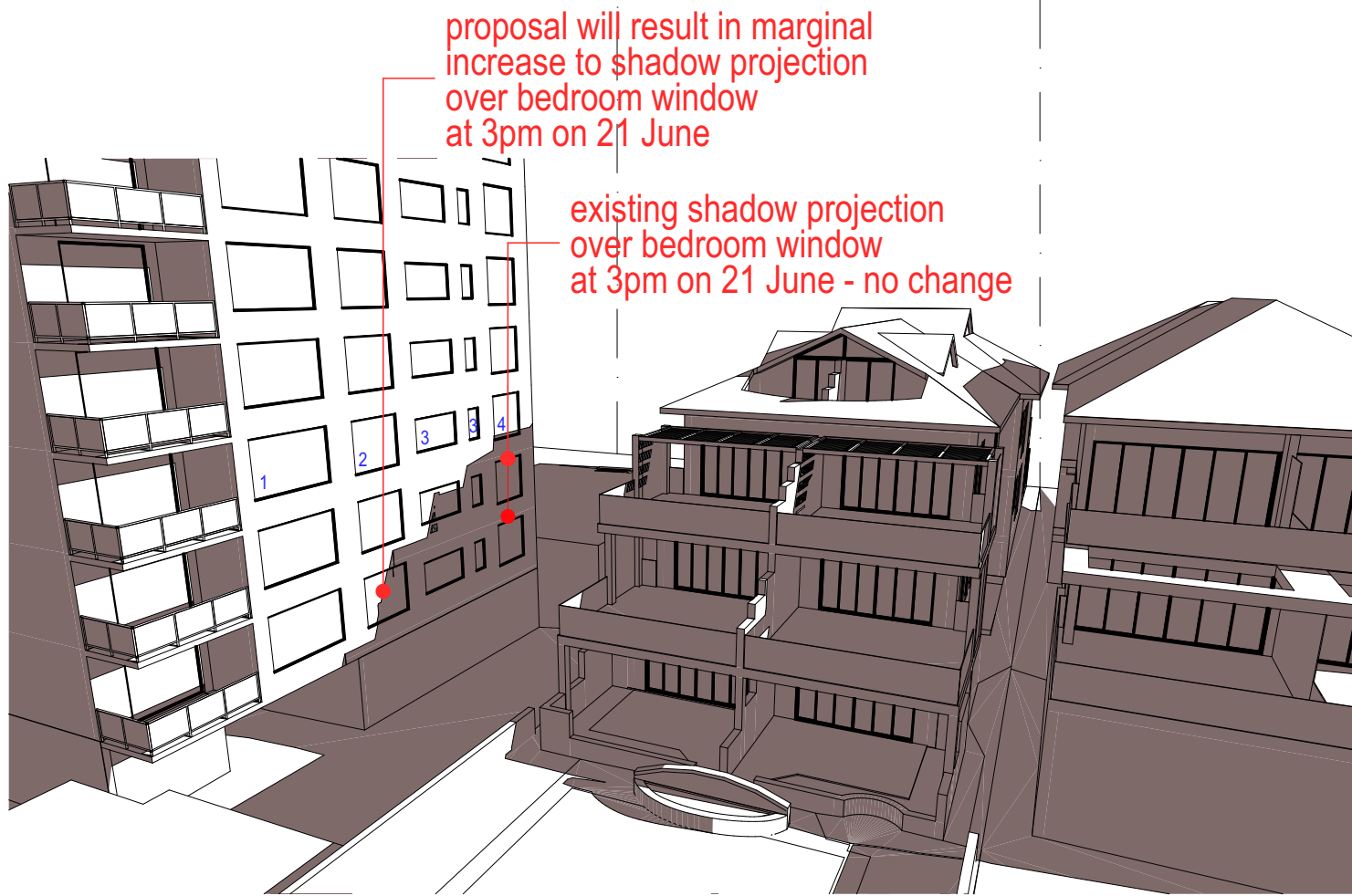
No 122-124 BOWER STREET
(8 STOREY APARTMENT
BUILDING WITH
PARKING UNDER)

SUBJECT SITE

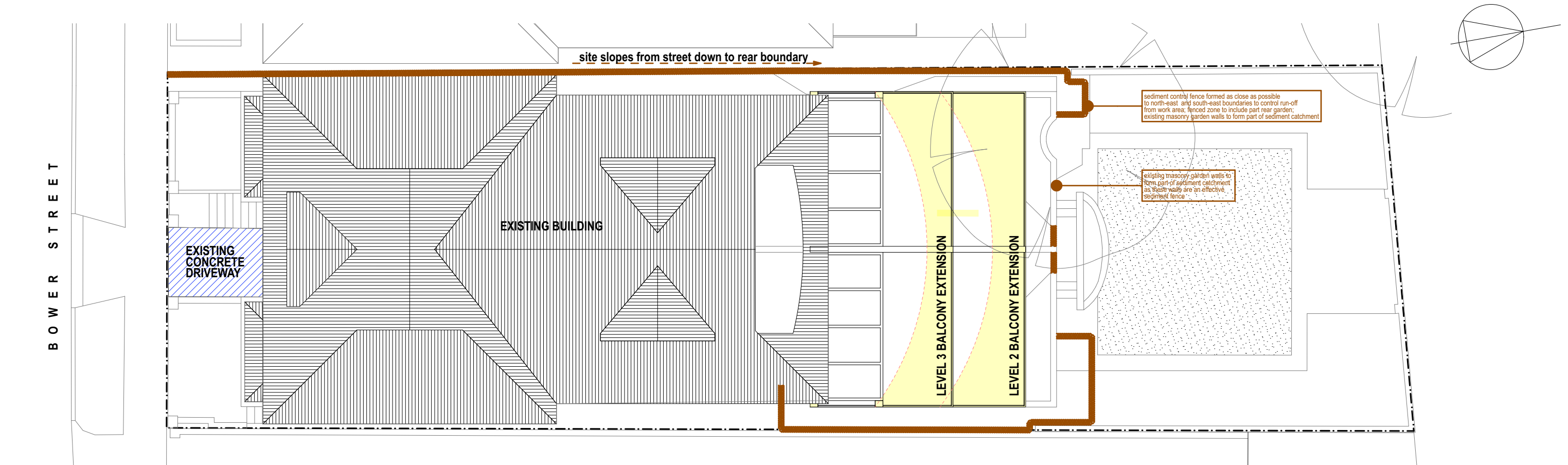
No 126 BOWER STREET
(4 STOREY APARTMENT
BUILDING)

ADJACENT BLDG

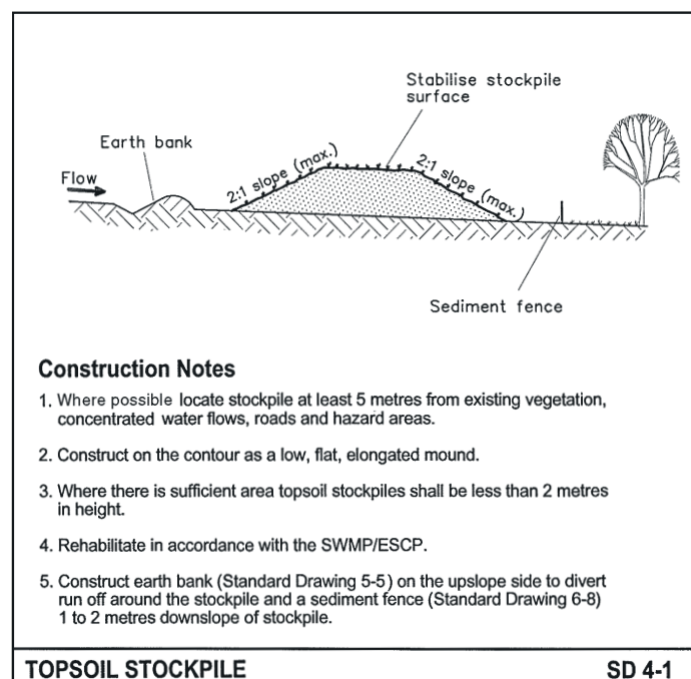
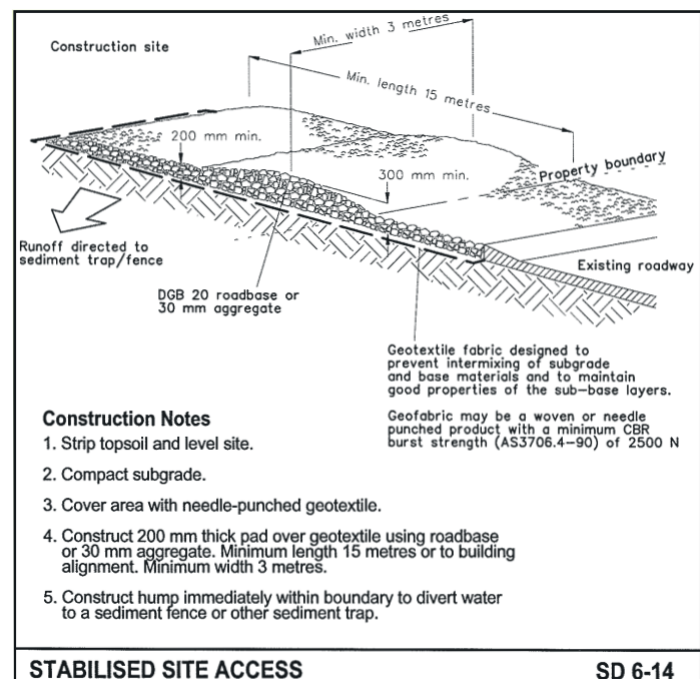
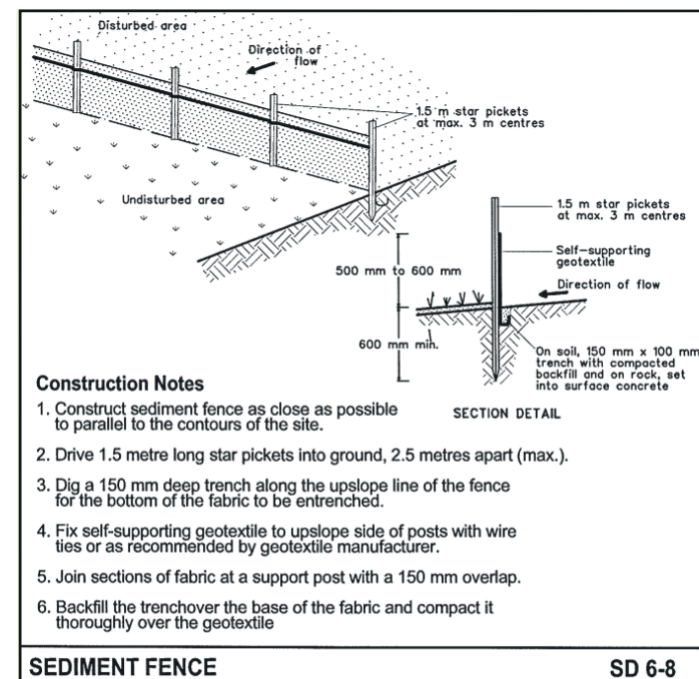
No 128 BOWER ST
(SEMI-DETACHED
3 STOREY
BUILDING)



21 JUNE, 3pm : PROPOSED SHADOW PROJECTIONS - AERIAL VIEW FROM NORTH
1:50



	SEDIMENT CONTROL BARRIER FENCE
	ZONE OF NEW WORK
	STABILISED SITE ACCESS
	WALLS/ROOF TO BE DEMOLISHED



- NOTES FOR SEDIMENT AND EROSION CONTROL :**
- Site works will not start until the erosion and sediment control works outlined in clauses 2 to 4, below, are installed and functional.
 - The entry to and departure of vehicles from the site will be confined to one stabilised point. Sediment or barrier fencing will be used to restrict all vehicular movements to that point. The existing concrete paved driveway provides stabilised access. All materials will be taken through the existing basement garage or down the northwest side setback which is a concrete path.
 - Sediment fences and barrier fences will be installed as shown on the attached drawing. Disturbance to the site in terms of excavation will be minimised; as far as possible, existing vegetated areas are to be preserved.
 - Any topsoil from the work's area will be stripped and stockpiled for later use in landscaping the site although there is no expectation for removal of any topsoil.
 - All stockpiles will be placed in the existing paved Level 1 garden courtyards which are enclosed by masonry garden walls.
 - Lands to the rear of the allotment and on the footpath will not be disturbed during works .
 - Approved bins for building waste, concrete and mortar slurries, paints, acid washings and litter will be provided within the existing basement garage and arrangements made for regular collection and disposal.
 - Stormwater drainage to the extended balconies will be connected to the stormwater system as soon as practicable.
 - Topsoil will be re-spread and all disturbed areas will be stabilised within 20 working days of the completion of works.
 - All erosion and sediment controls will be checked at least weekly and after rain to ensure they are maintained in a fully functional condition.