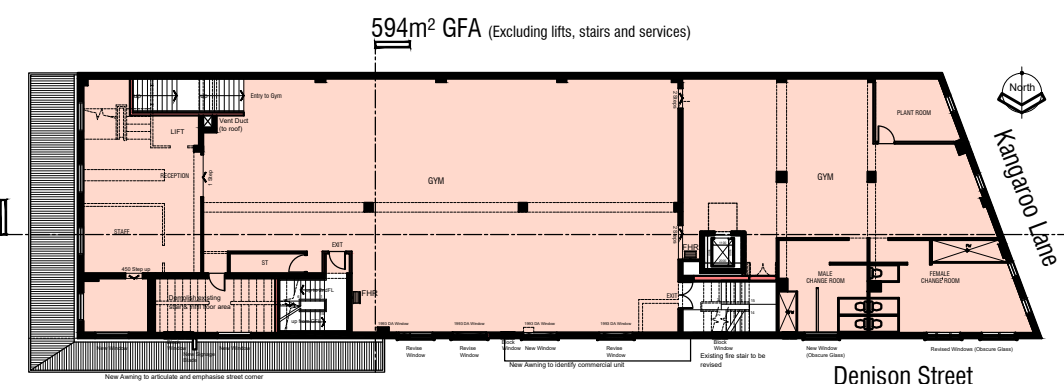


New / Revised Works

GFA (Shaded)

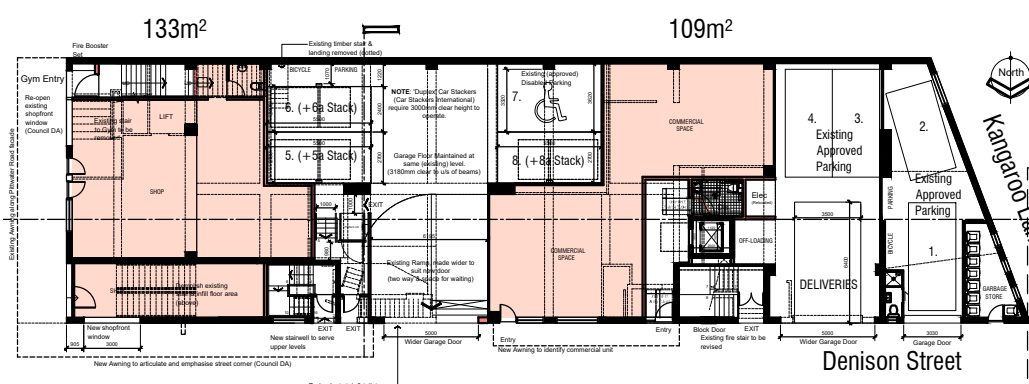
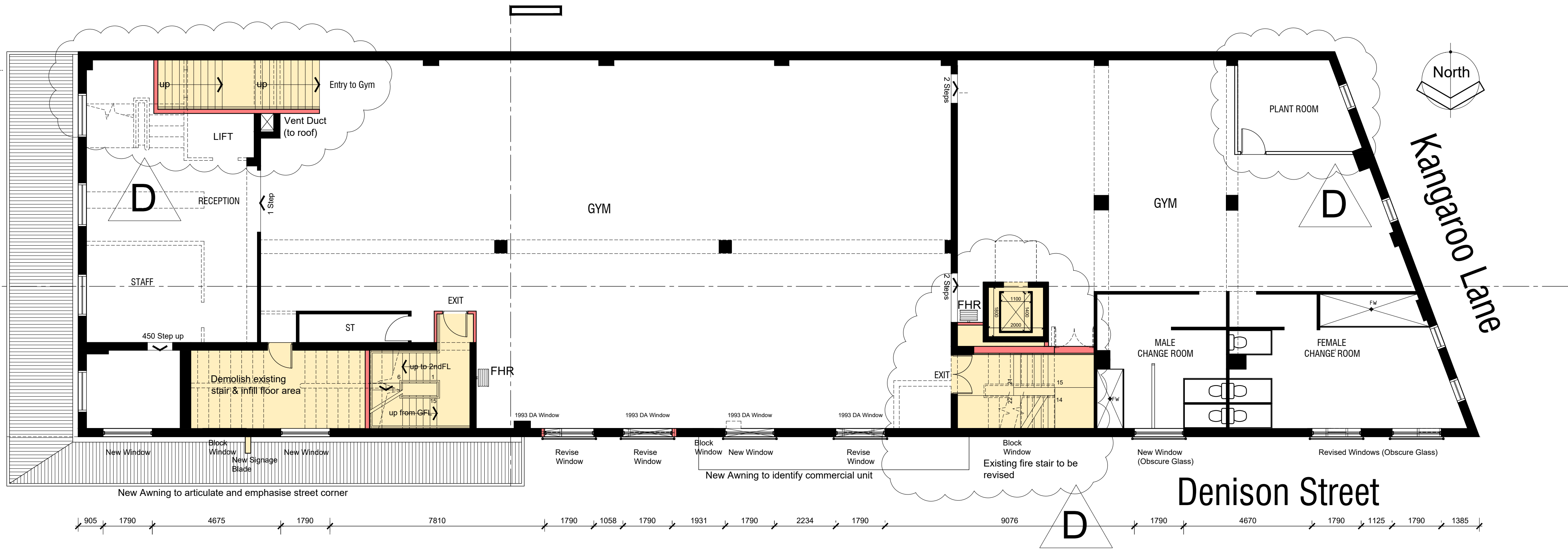
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT  
MOD2020/0232



### Proposed Works:

- Existing stair in NE corner removed - store room created.
- New stairs on north side to provide Gym exits.
- Existing stair in SE corner re-modelled.
- New passenger lift added.
- Existing lift on north side removed.
- Windows along North Elevation revised.

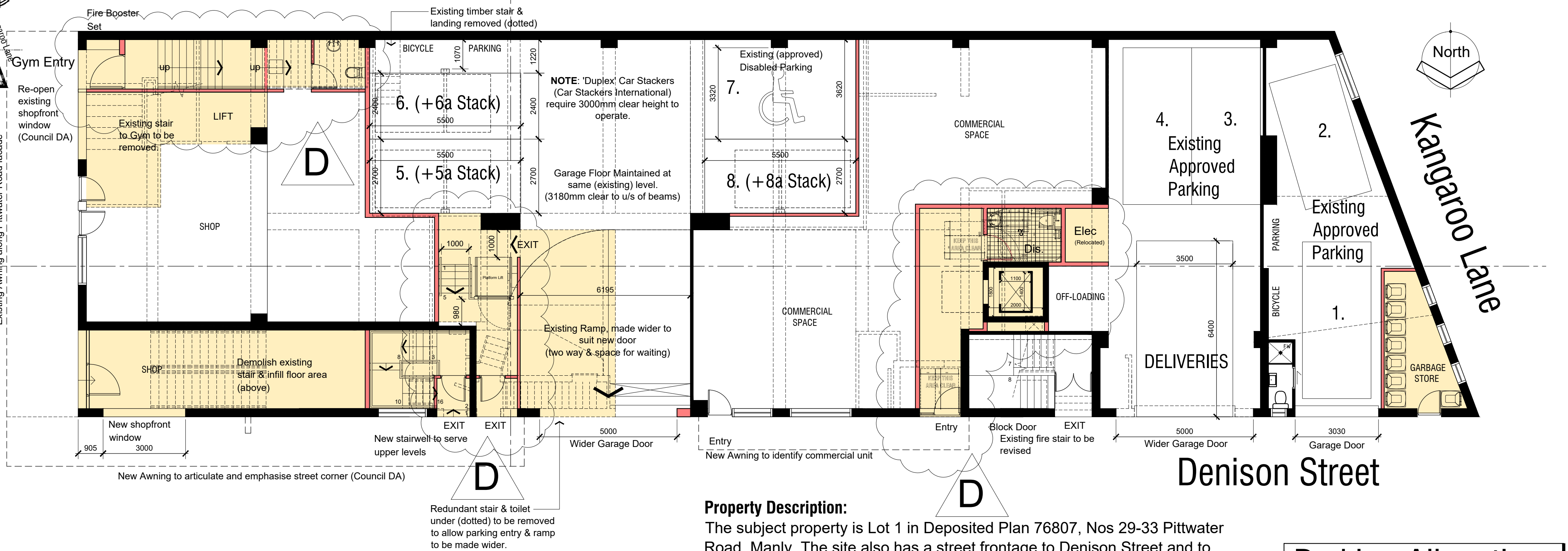
## FIRST FLOOR



### Proposed Works:

- Existing stair in NE corner removed - new shop created.
- New stair added on north side and Elec. room relocated.
- Existing stair in SE corner remodelled.
- Shopfront opening to Pittwater Road, re-opened.
- New passenger lift & uni-sex disabled toilet added.
- Revised parking and delivery arrangement - wider doors.
- Existing lift on north side removed.
- Commercial space re-planned.
- Garbage room formed.

## GROUND FLOOR



### Property Description:

The subject property is Lot 1 in Deposited Plan 76807, Nos 29-33 Pittwater Road, Manly. The site also has a street frontage to Denison Street and to Kangaroo Lane. The site is generally rectangular shaped except for the rear splayed boundary fronting onto Kangaroo Lane. The site has a total area of 665.3m². The existing improvements at the site consist of a 3 storey rendered brick building comprising:

- a shop (pilates studio), commercial and parking at ground floor;
- commercial (gym premises) at first floor; and
- serviced accommodation (18 rooms) on the second floor.

There are currently eight (8) carparking spaces on site (including 1 Disabled parking space) plus 1 loading space. Three parking spaces have also been paid via a S94 Contribution (DA/119/07).

## Parking Allocation:

Parking spaces which are stacked (vertically, or horizontally / tandem) shall be allocated to single tenancies so that the use of these spaces can be administered by the tenancy management.

Space 1 + Space 2	Ground Floor main shop
Space 3	3rd Floor Commercial Suite 1
Space 4	3rd Floor Commercial Suite 4
Space 5 + Space 5a	Serviced Accommodation
Space 6 + Space 6a	Serviced Accommodation
Space 7	Disabled Space (not allocated)
Space 8 + Space 8a	First Floor Gym

Contractor to verify all dimensions on site before commencing work. Figured dimensions given are to be taken in preference to scaling.  
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Date	Issue	Amendment
August 2018	A	Development Application.
April 2019	A	Parking allocation clarified.
May 2019	B	OSD Deleted - DA Submission Updated.
Nov. 2019	C	New DA Submission - Revised Lift & Stairs.
May 2020	D	Modification to the approved DA2019/0083. Stairs & lift revised and associated planning amended. Plant room included at first floor level. GFA for each of 2 Stages confirmed.

## Parking Notes:

Existing, approved uses for the building comprise commercial & parking at ground floor level, gym at first floor level & serviced accommodation at second floor level. Existing approved parking on site comprises 8 parking spaces, plus one delivery space (all deliveries by car or small van), plus 3 spaces by means of S94 Contribution. Therefore, the existing, approved building, over three levels has the equivalent of 11 parking spaces (8 on site + 3 x S94) plus one delivery space.

The additional commercial space proposed on the new, third floor level (plus the small increase to the commercial space available at ground floor level - due to the removal of the stair), requires 8 additional parking spaces (at 1 space / 40m²). Therefore the total parking required for the development on the site is the 11 existing spaces + 8 new spaces = 19 spaces (plus one delivery space).

On the basis that no more than 50% of the parking is permitted on site, this means that the parking actually provided on site, for the total development, would be 9.5 spaces (rounded up to 10 spaces), plus the delivery space. However, there is a desire by Council to minimise the pressure on the already limited on-street parking and there may be an argument to provide more than the 50%.

By relocating the existing, approved parking space 5, we can accommodate a larger delivery space in front of (north of) spaces 3 & 4. Deliveries would only be intermittent and short duration, whereas the parking in spaces 3 & 4 would most likely be 'all-day'. By relocating approved parking space 5 we would also create an area for off-loading goods which would further reduce the time a delivery vehicle needs to be on site. The delivery van / truck would reverse into the delivery area (through a widened garage door opening) on the basis that the majority of goods vehicles are accessed from the rear and this would then allow the delivery vehicle to exit the site in a forward direction. With the delivery space removed from the area associated with approved parking spaces 6, 7 & 8, we can actually achieve an additional parking space (relocate space No. 5) which could also accommodate a car stacker.

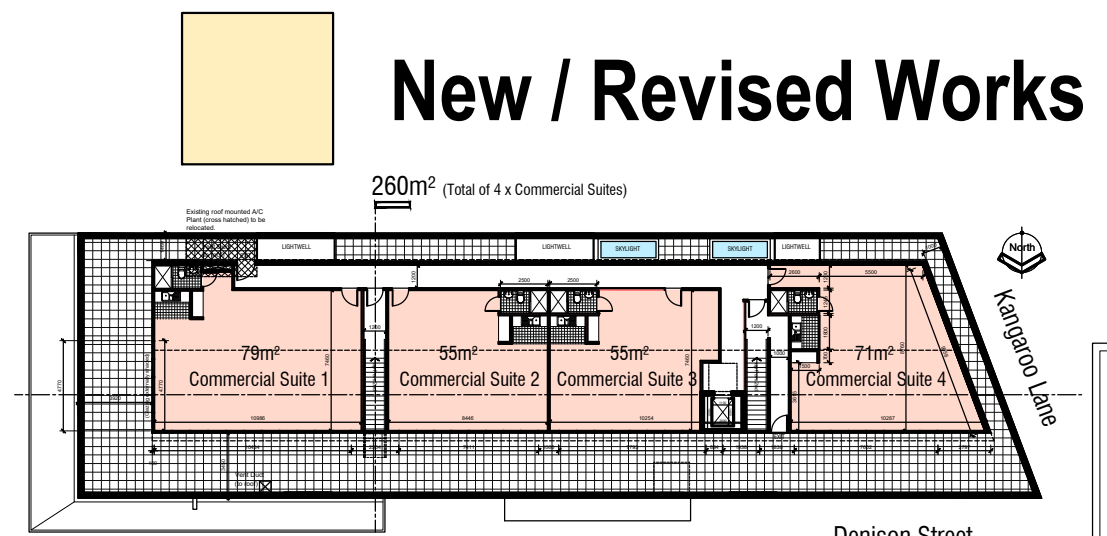
Therefore, by providing three, stacked parking spaces (over spaces 5, 6 & 8) we can actually achieve 11 parking spaces on site (including the approved disabled space - No. 7), plus one delivery space. The balance of 8 parking spaces would have to be addressed by way of S94 Contributions (3 of which have already been addressed) leaving 5 spaces to be met with S94 Contributions.

alastair robb	27 New Line Road West Pennant Hills NSW 2125
chartered architect	T: 02 9875 5881 M: 0438 419 939 E: balvenie@bigpond.net.au
Reg. No: 5309	ABN: 3255 2686 626

Client	JSALT Pty Ltd
Project	Alterations & Additions 29-33 Pittwater Road Manly NSW 2095 (LOT 1, DP.76807)

Drawing	Floor Plans (1)
SECTION 4.55 (2) MODIFICATION	
Scale	1:100
Date	Nov. 2016
Drawn By	ar
Ckd. By	
Plot Date	May 2020
File Name	Pittwater Road Manly MAY 19 2020.dwg



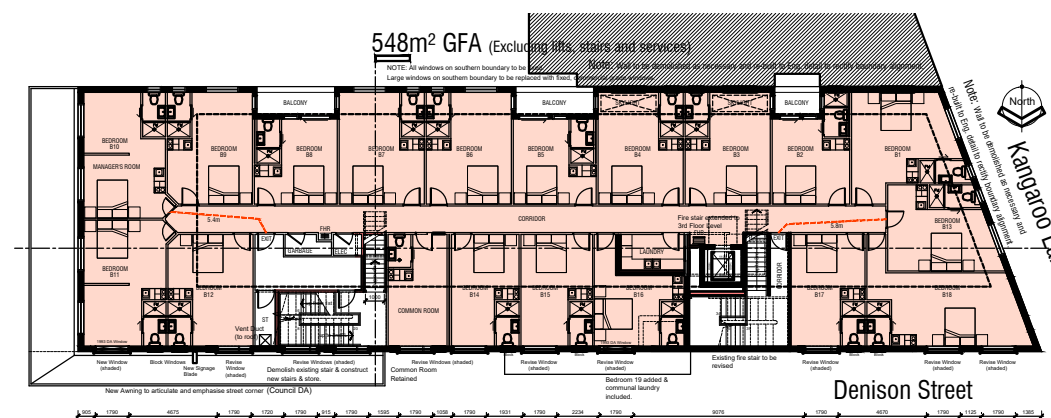


### Proposed Works:

- Existing roof removed and new third floor level added.
- Four commercial suites and roof terrace built.
- New passenger lift to access this level.
- Parapet along North Side re-built with extra railing to achieve 1.0m high railing.

Pittwater Road

## THIRD FLOOR



### Proposed Works:

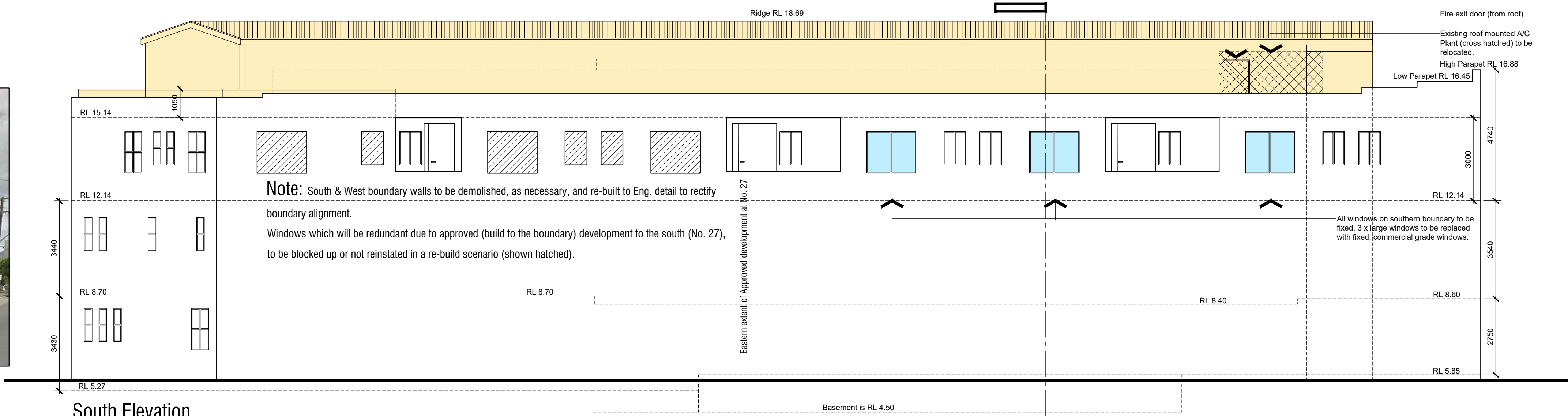
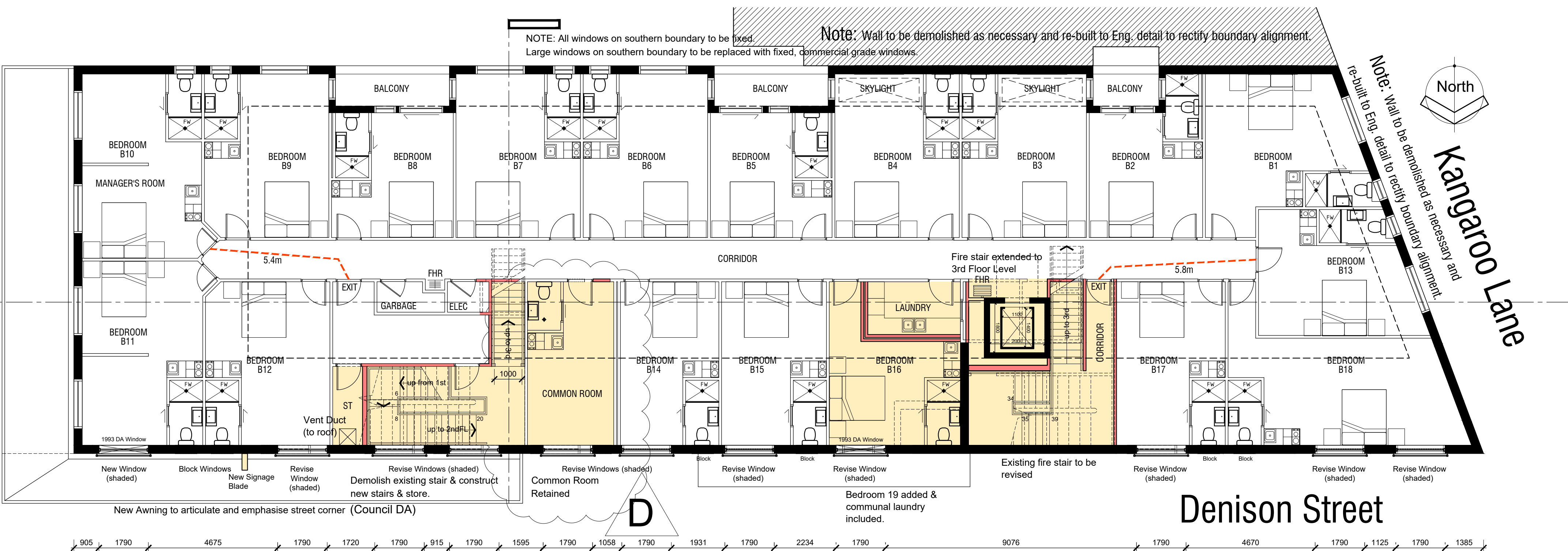
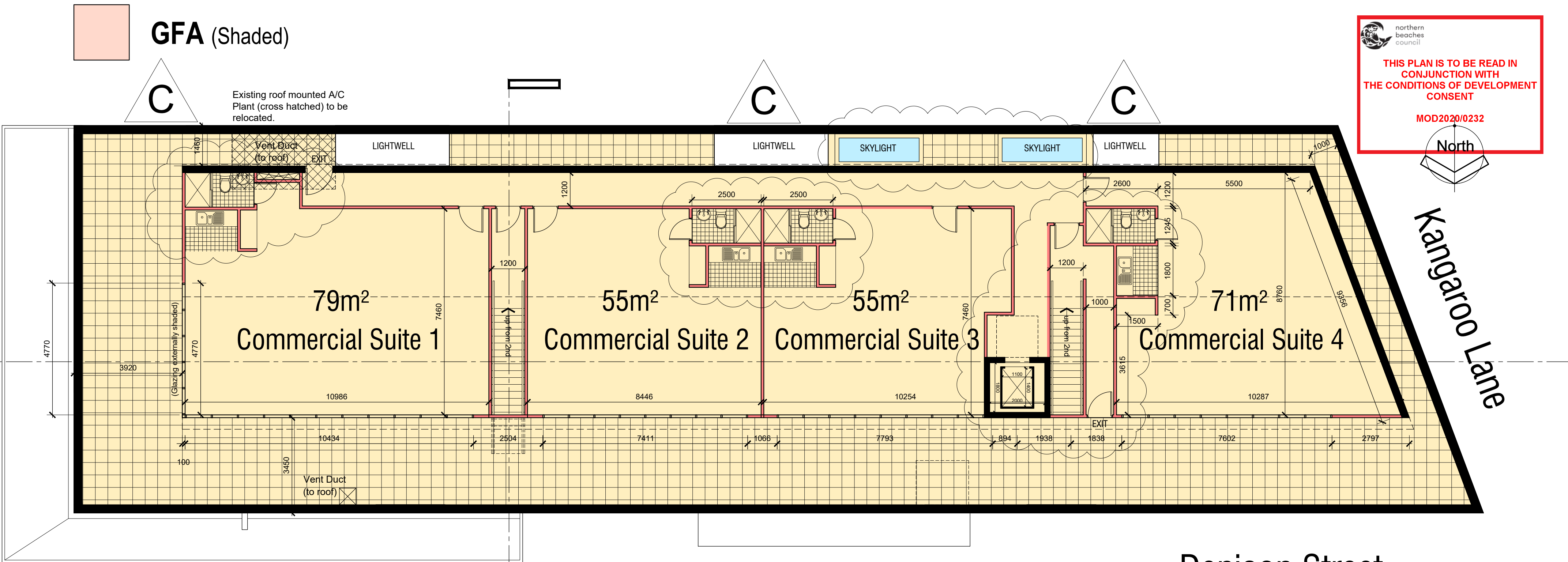
- Existing stair in NE corner removed - new stair built.
- Stairs up to 3rd Floor added / extended.
- Bed B3 & B4 revised with skylights added.
- New lift installed on north side & stair reconfigured.
- Bedroom B16 reverted to 'Common Room' & Bedroom 19 renumbered.
- Small cooking appliances added to each bedroom.
- Windows along North Elevation revised.
- All retained windows on south boundary to be fixed & large windows on southern boundary to be replaced with fixed commercial grade windows. Openings blocked where approved development to the south is built to boundary.
- Southern wall & possibly part western wall to be demolished and re-built to Eng. detail to rectify the boundary alignment.

Pittwater Road

## SECOND FLOOR



South East Corner (Google Street View)



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT  
MOD2020/0232

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Date	Issue	Amendment
August 2018	A	Development Application.
May 2019	A	OSD Deleted - DA Submission Updated.
Oct. 2019	B	New DA Submission - Revised Lift & Stairs.
May 2020	C	Modification to the approved DA2019/0083. Stairs & lift revised and associated planning amended. Skylights added over Bedrooms B3 & B4. Cooking appliances added to bedrooms, communal kitchen removed. Bedroom 19 added and communal laundry relocated. Showers added to amenities on new level. Windows deleted on South Elevation. Bedroom 16 revised to Common Room - Bedroom 19 re-numbered.
Feb. 2021	D	

## Parking Notes:

Existing, approved uses for the building comprise commercial & parking at ground floor level, gym at first floor level & serviced accommodation at second floor level. Existing approved parking on site comprises 8 parking spaces, plus one delivery space (all deliveries by car or small van), plus 3 spaces by means of S94 Contribution. Therefore, the existing, approved building, over three levels has the equivalent of 11 parking spaces (8 on site + 3 x S94) plus one delivery space.

The additional commercial space proposed on the new, third floor level (plus the small increase to the commercial space available at ground floor level - due to the removal of the stair), requires 8 additional parking spaces (at 1 space / 40m²). Therefore the total parking required for the development on the site is the 11 existing spaces + 8 new spaces = 19 spaces (plus one delivery space).

On the basis that no more than 50% of the parking is permitted on site, this means that the parking actually provided on site, for the total development, would be 9.5 spaces (rounded up to 10 spaces), plus the delivery space. However, there is a desire by Council to minimise the pressure on the already limited on-street parking and there may be an argument to provide more than the 50%.

By relocating the existing, approved parking space 5, we can accommodate a larger delivery space in front of (north of) spaces 3 & 4. Deliveries would only be intermittent and short duration, whereas the parking in spaces 3 & 4 would most likely be 'all-day'. By relocating approved parking space 5 we would also create an area for off-loading goods which would further reduce the time a delivery vehicle needs to be on site. The delivery van / truck would reverse into the delivery area (through a widened garage door opening) on the basis that the majority of goods vehicles are accessed from the rear and this would then allow the delivery vehicle to exit the site in a forward direction. With the delivery space removed from the area associated with approved parking spaces 6, 7 & 8, we can actually achieve an additional parking space (relocate space No. 5) which could also accommodate a car stacker.

Therefore, by providing three, stacked parking spaces (over spaces 5, 6 & 8) we can actually achieve 11 parking spaces on site (including the approved disabled space - No. 7), plus one delivery space. The balance of 8 parking spaces would have to be addressed by way of S94 Contributions (3 of which have already been addressed) leaving 5 spaces to be met with S94 Contributions.

alastair robb  
27 New Line Road  
West Pennant Hills  
NSW 2125  
T: 02 9875 5881  
M: 0438 419 939  
E: balvenie@bigpond.net.au  
Reg. No: 5309  
ABN: 3255 2686 626

JSALT Pty Ltd  
Project  
Alterations & Additions  
29-33 Pittwater Road  
Manly  
NSW 2095 (LOT 1, DP.76807)

## Floor Plans (2) + South Elevation

### SECTION 4.55 (2) MODIFICATION

Scale	1:100	Original Sheet Size	A1
Date	Nov. 2016	Drawing Number	Issue
Drawn By	ar	PR-02	D
Ckd. By			
Plot Date	Feb. 2021		
File Name	Pittwater Road Manly FEB 18 2021 MOD.dwg		





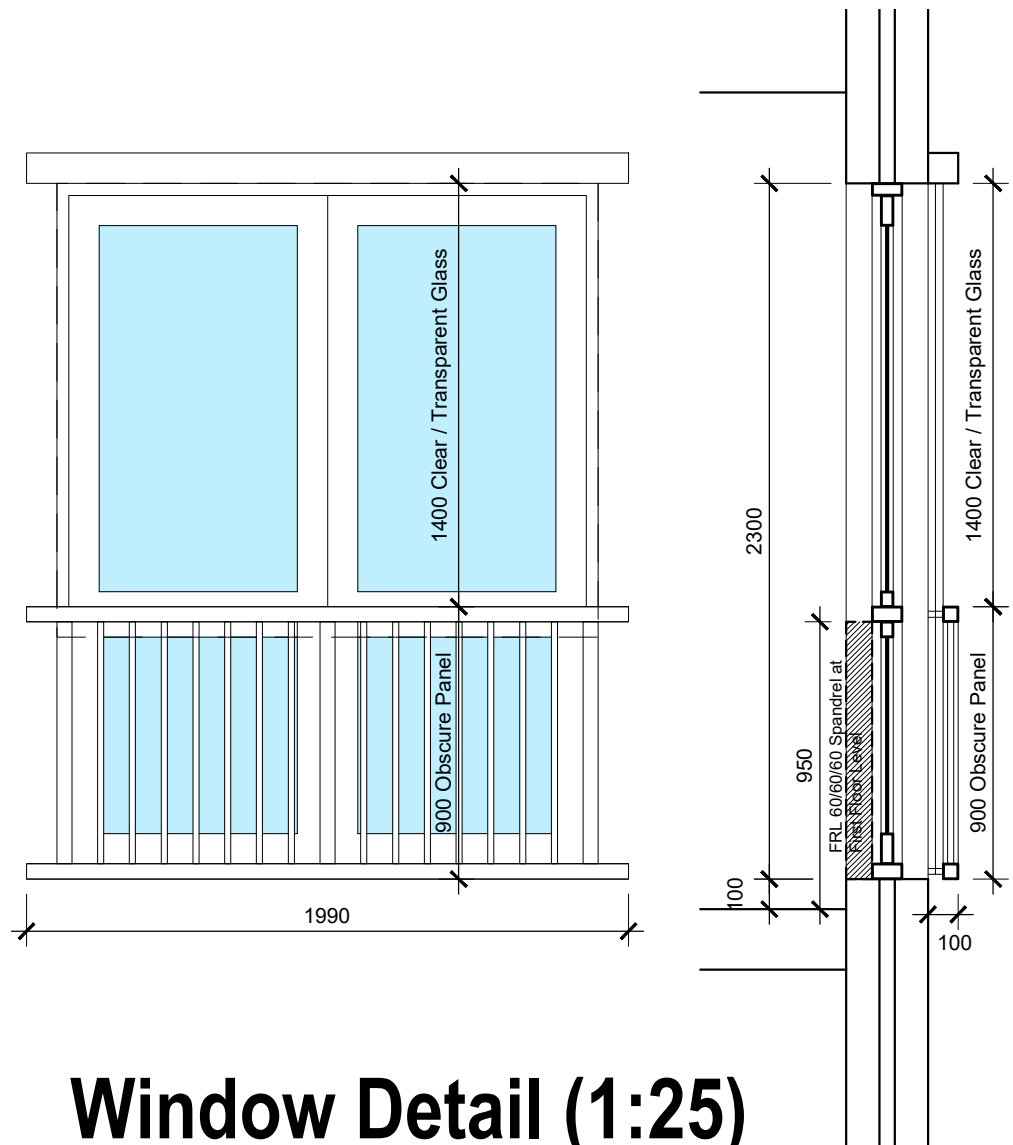
Contractor to verify all dimensions on site before commencing work. Figured dimensions given are to be taken in preference to scaling.

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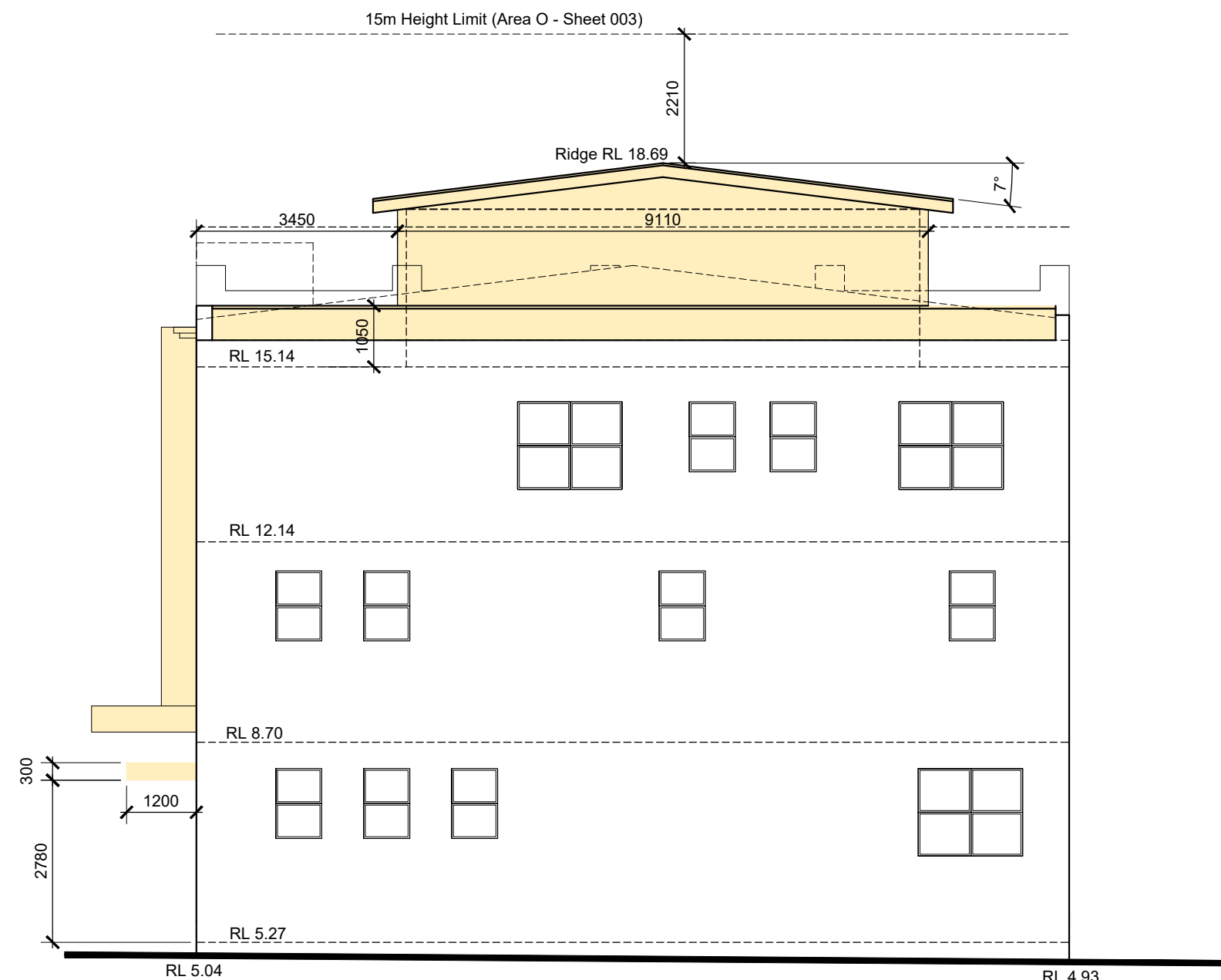
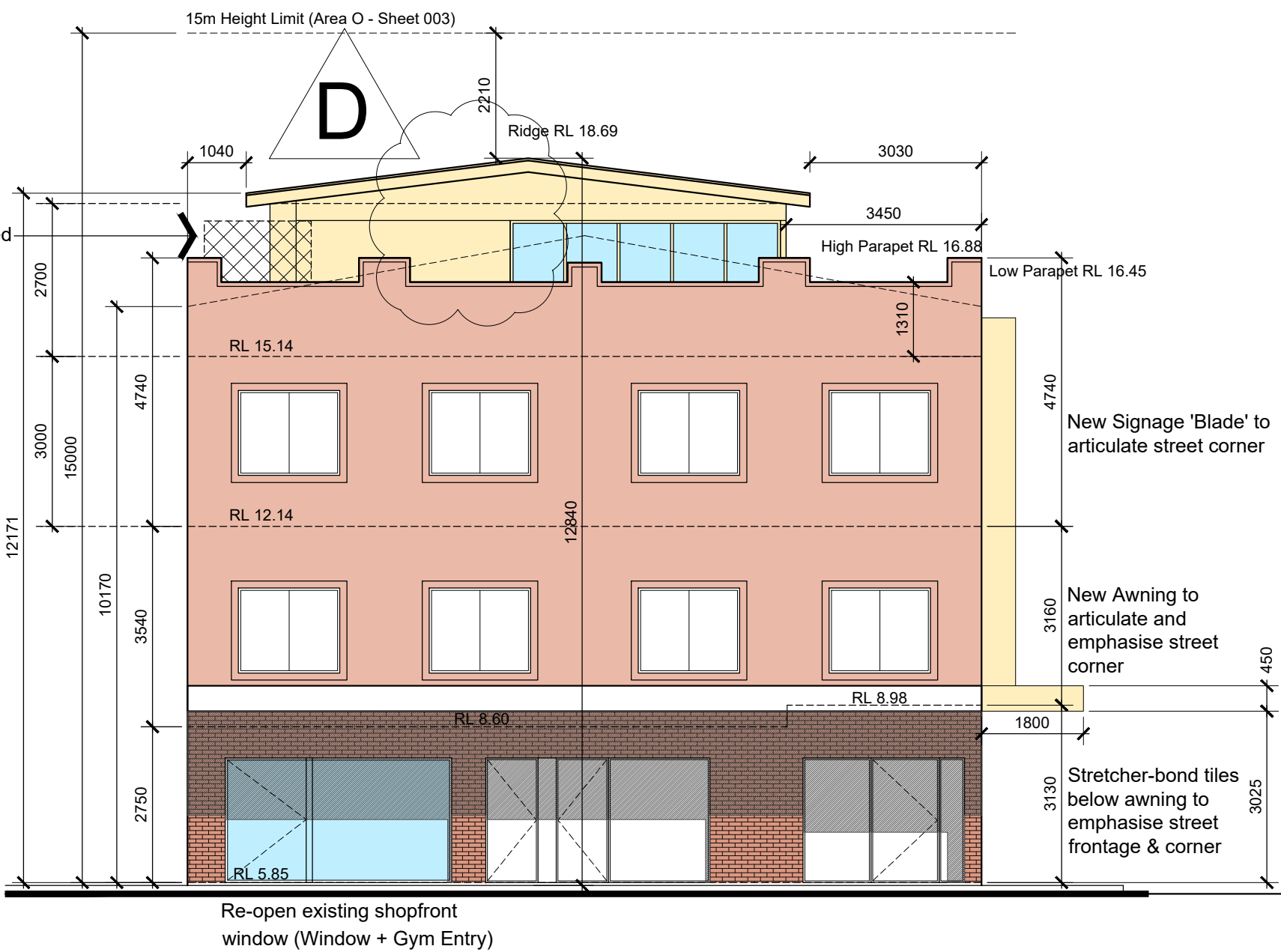
Date	Issue	Amendment
August 2018		Development Application.
April 2019	A	North elevation (existing and proposed) amended to reflect the true ground levels and opening heights. First floor level at west end of building corrected to reflect the 300mm step up within the building.
May 2019	B	OSD Deleted - DA Submission Updated.
Oct. 2019	C	New DA Submission - Revised Lift & Stairs.
May 2020	D	Modification to the approved DA2019/0063, Stairs & single lift revised and associated planning amended. Doors, windows & awning amended at ground floor level (north).

Existing building fabric to be retained where possible, restored where required, with elements removed and replaced (to match existing) where appropriate.

The new face brick and rendered treatment to the northern elevation is proposed to improve and 'tidy' the appearance in relation to the heritage properties opposite, while presenting a more sympathetic scale to the building.



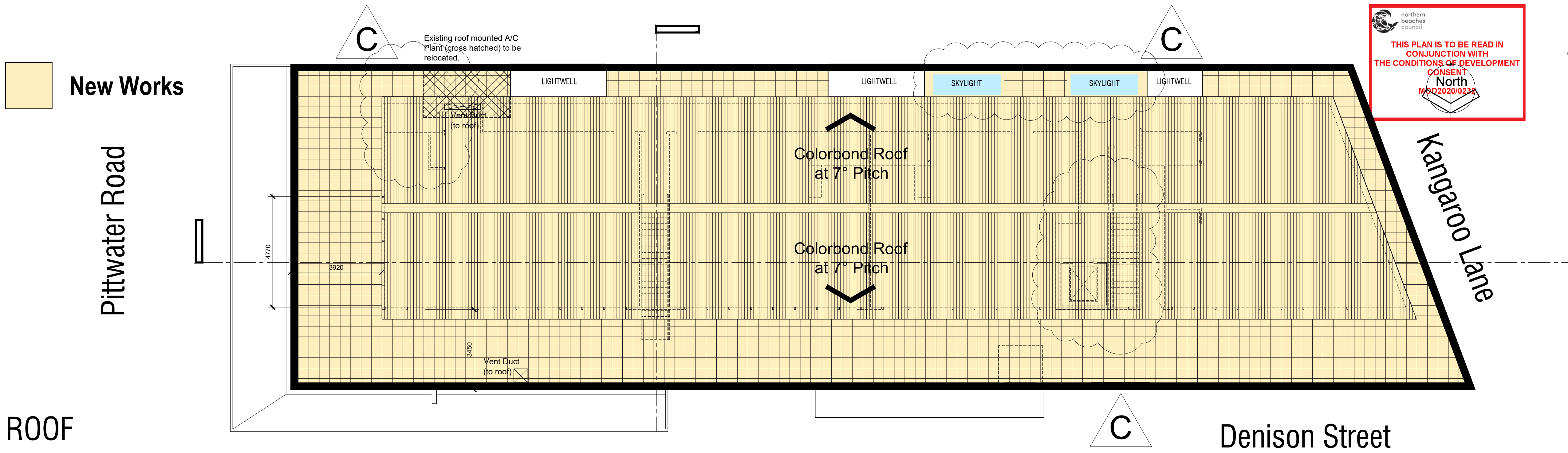
Proposed window treatment to present the appearance of a faux balcony, but the lower portion of the glazing assembly is to be fixed, obscure / opaque with only the upper portion operable and clear / transparent (with a transom set behind the external railing). At first floor level, the lower portion of glazing shall have an internal spandrel to achieve an FRL of 60/60/60, to 950mm high. The window detail at second floor level to include an external shading device to bedroom windows. This element is intended to provide articulation to the facade as well as order and rhythm.



### West Elevation (Kangaroo Lane)

Scale	1:100	Original Sheet Size	A1
Date	Nov. 2016	Drawing Number	Issue
Drawn By	ar	<b>PR-03</b>	<b>D</b>
Ckd. By			
Plot Date	May 2020		
File Name	Pittwater Road Manly MAY 15 2020.dwg		





ROOF

### Schedule of Finishes & Colours:

Element	Material / Finish	Colour
Roof	Colorbond	Basalt Colour
Shopfront Walls (GF) Pittwater Road & Around Corner into Denison Street	Subway Tiles, Stretcher Bond	Black Gloss Tile & White Grout
Face Brick (North Elevation)	Heritage, Face Brick	Dark with light pointing
Rendered Walls & Third Floor Walls (New Commercial level)	Painted	Dulux Beige Royal (50% strength)
Front Elevation Window Banding & Stepped Parapet Capping	Painted	Dulux Beige Royal (100% strength)
Doors, windows, balustrades & awning fronts	Powder-coat	Dulux Duralloy Dark Grey
Underside of Awnings	Painted	Off-White
Gutters & Downpipes	Zinc	Natural finish
Vertical 'Signage Blade' on North elevation	Alucobond	Anthracite Grey 105



Photomontage of Proposed Building with New Finishes Applied

Contractor to verify all dimensions on site before commencing work. Figured dimensions given are to be taken in preference to scaling.  
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Date	Issue	Amendment
August 2018	-	Development Application.
May 2019	A	OSD Deleted - DA Submission Updated.
Oct. 2019	B	New DA Submission - Revised Lift & Stairs.
May 2020	C	Modification to the approved DA2019/0083. Stairs & single lift revised and associated planning amended. Skylights added.

alastair robb	27 New Line Road West Pennant Hills NSW 2125
chartered architect	T: 02 9875 5881 M: 0438 419 939 E: balvenie@bigpond.net.au
Reg. No: 5309	ABN: 3255 2686 626

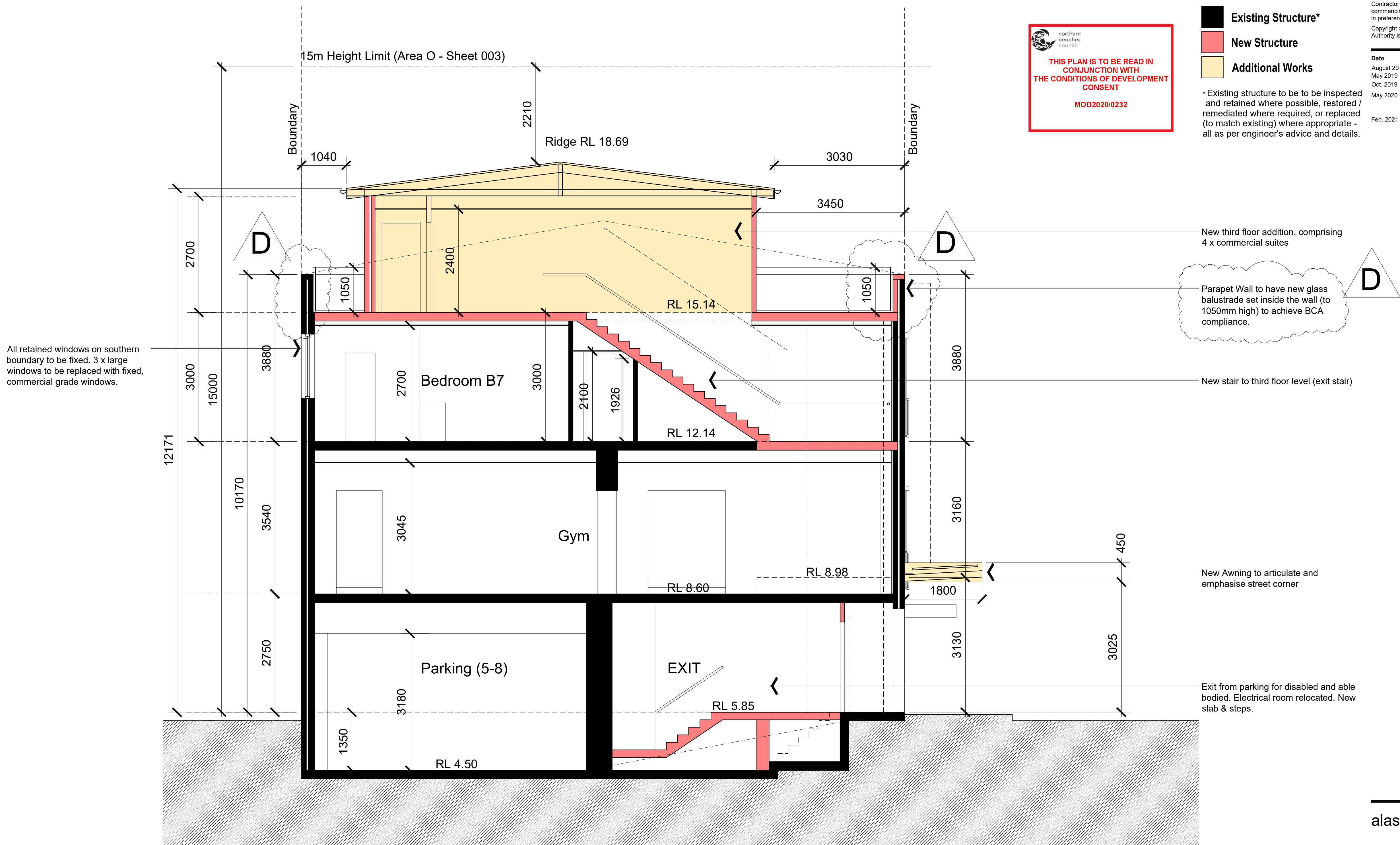
Client	JSALT Pty Ltd
Project	Alterations & Additions 29-33 Pittwater Road Manly NSW 2095 (LOT 1, DP.76807)
Drawing	

### Roof Plan & Finishes

#### SECTION 4.55 (2) MODIFICATION

Scale	1:100	Original Sheet Size	A1
Date	Nov. 2016	Drawing Number	Issue
Drawn By	ar	PR-04	C
Ckd. By			
Plot Date	May 2020		
File Name	Pittwater Road Manly MAY 15 2020.dwg		





## Cross Section

### Schedule of Finishes & Colours:

#### Element

Roof  
Shopfront Walls (GF) Pittwater Road & Around Corner into Denison Street  
Face Brick (North Elevation)  
Rendered Walls & Third Floor Walls (New Commercial level)  
Front Elevation Window Banding & Stepped Parapet Capping  
Doors, windows, balustrades & awning fronts  
Underside of Awnings  
Gutters & Downpipes  
Vertical 'Signage Blade' on North elevation

#### Material / Finish

Colorbond  
Subway Tiles, Stretcher Bond  
Heritage, Face Brick  
Painted  
Painted  
Powder-coat  
Painted  
Zinc  
Alucobond

#### Colour

Basalt Colour  
Black Gloss Tile & White Grout  
Dark with light pointing  
Dulux Beige Royal (50% strength)  
Dulux Beige Royal (100% strength)  
Dulux Duralloy Dark Grey  
Off-White  
Natural finish  
Anthracite Grey 105



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Date	Issue	Amendment
August 2018	-	Development Application.
May 2019	A	OSD Deleted - DA Submission Updated.
Oct. 2019	B	New DA Submission - Revised Lift & Stairs.
May 2020	C	Modification to the approved DA2019/0083. Stairs & single lift revised and associated planning amended. Parking exit revised.
Feb. 2021	D	Glass balustrade inside roof top parapet wall clarified.

alastair robb  
27 New Line Road  
West Pennant Hills  
NSW 2125

architect  
T: 02 9875 5881  
M: 0438 419 939  
E: balvenie@bigpond.net.au

Reg. No: 5309  
ABN: 3255 2686 626

Client  
JSALT Pty Ltd

Project  
Alterations & Additions  
29-33 Pittwater Road  
Manly  
NSW 2095 (LOT 1, DP.76807)

Drawing

## Cross Section

### SECTION 4.55 (2) MODIFICATION

Scale	1:50	Original Sheet Size	A1
Date	Nov. 2016	Drawing Number	Issue
Drawn By	ar	PR-05	D
Ckd. By			
Plot Date	Feb. 2021		
File Name	Pittwater Road Manly FEB 18 2021 MOD.dwg		





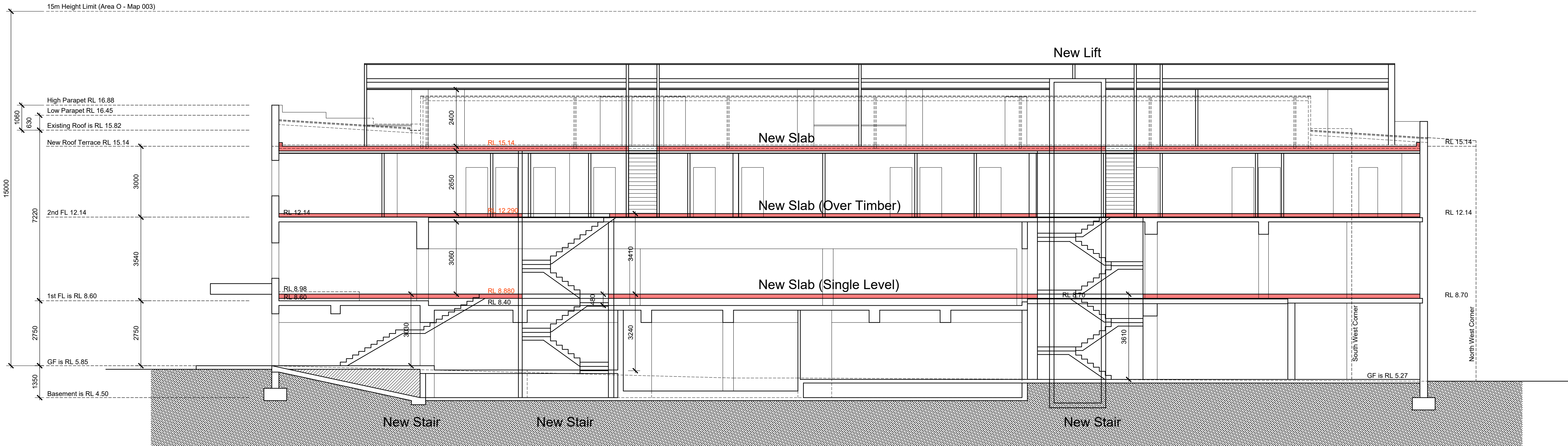
northern  
beaches  
council

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

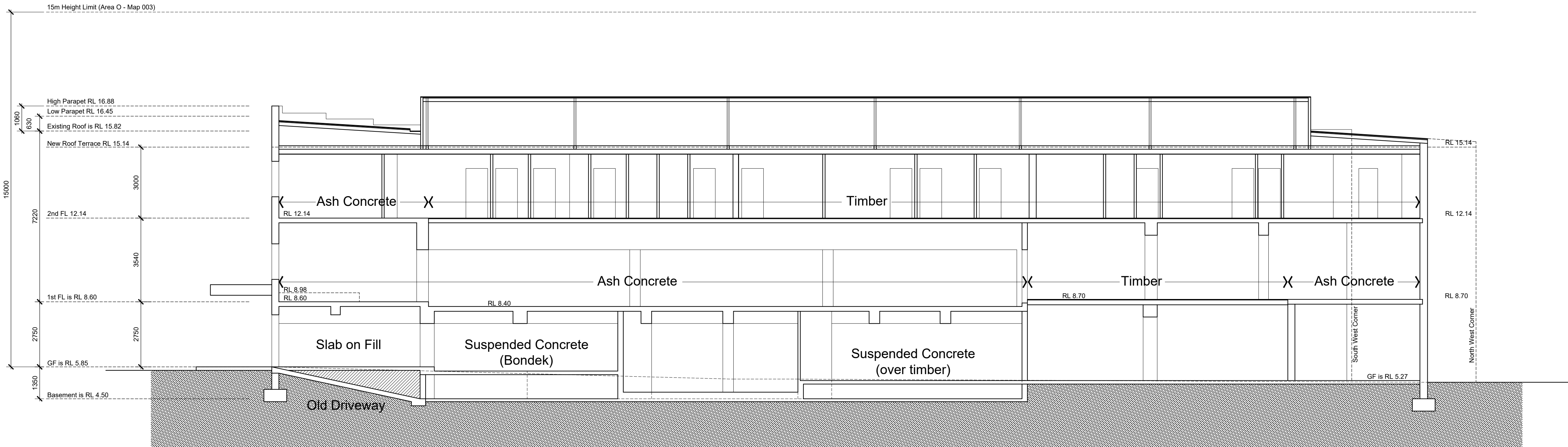
MOD2020/0232

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Date	Issue	Amendment
Oct. 2019	-	New DA Submission - Revised Lift & Stairs.
May 2020	A	Section 4.55(2) Submission.




LONG SECTION (LOOKING SOUTH) PROPOSED (Subject to Engineering Input)



LONG SECTION (LOOKING SOUTH) EXISTING

alastair robb



27 New Line Road  
West Pennant Hills  
NSW 2125

T: 02 9875 5881  
M: 0438 419 939  
E: balvenie@bigpond.net.au

Reg. No: 5309

ABN: 3255 2686 626

Client

JSALT Pty Ltd

Project

Alterations & Additions  
29-33 Pittwater Road  
Manly  
NSW 2095 (LOT 1, DP.76807)

Drawing

Long Section

SECTION 4.55 (2) MODIFICATION

Scale	1:100	Original Sheet Size	A1
Date	Nov. 2016	Drawing Number	Issue
Drawn By	ar	PR-06	A
Ckd. By			
Plot Date	May 2020		
File Name	Pittwater Road Manly MAY 15 2020.dwg		