

Date	Issue	Amendment
June 2018	-	Development Application.
May 2019	A	OSD Deleted - DA Submission Updated.

Construction Notes:

Construction to be programmed to minimise any disruption to neighbouring properties and the locality in general.

All materials, waste & recycling to be maintained within the property boundaries (within the GF parking area - west end of the building). Access to site via existing parking areas (with widening of garage door widths increased (as nominated) to facilitate better access.

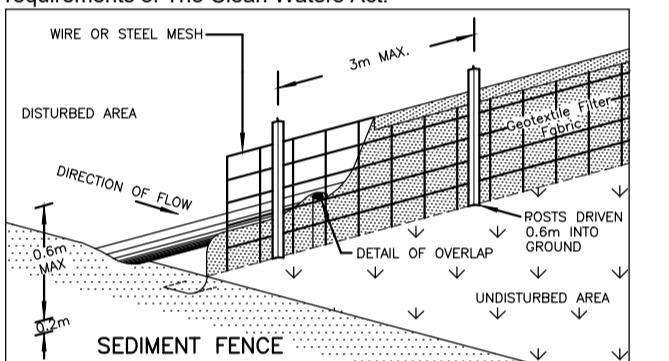
Structural works (all to Engineer's details) to be undertaken first (including stair removal, lift installation & new stairs).

Any replacement of existing upper level floors (with concrete construction, to Engineer's details) to be undertaken at this stage. Third floor level addition to be effected in stages to minimise disruption to levels below. External re-furbishment and upgrade of northern elevation to be programmed towards the end of the construction schedule, along with the other external finishes, awnings, etc.

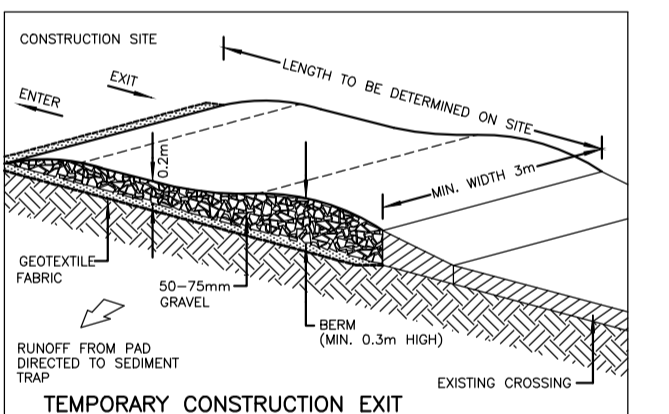
All hoarding and scaffolding (including dust containment) to be maintained as per approvals (to be obtained, prior) throughout the construction phase.

EROSION CONTROL NOTES

1. All erosion & sediment control measures are to be installed and maintained in accordance with Council's Policy (including the Riparian Policy) and 'Managing Urban Stormwater - 3rd Edition' produced by the NSW Department of Housing.
2. All erosion & siltation control measures are to be placed prior to the commencement of any construction works and all silt traps are to have deposited silt removed regularly during construction.
3. All trees are to be preserved (unless indicated otherwise) and existing grass cover shall be maintained except in areas reserved for buildings, driveway pavements, etc.
Notwithstanding details shown, it is the contractor's sole responsibility to ensure that all site activities comply with the requirements of The Clean Waters Act.



1. All erosion & sediment control measures are to be maintained throughout the construction and include repair and / or replacement of damaged sections, as applicable.
2. Inspection of the erosion and sediment control measures are to be made periodically, and after any storm events.



Sediment Key: (Refer to Plan)

■■■■■ Silt Fence / Barrier

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Client

JSALT Pty Ltd

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

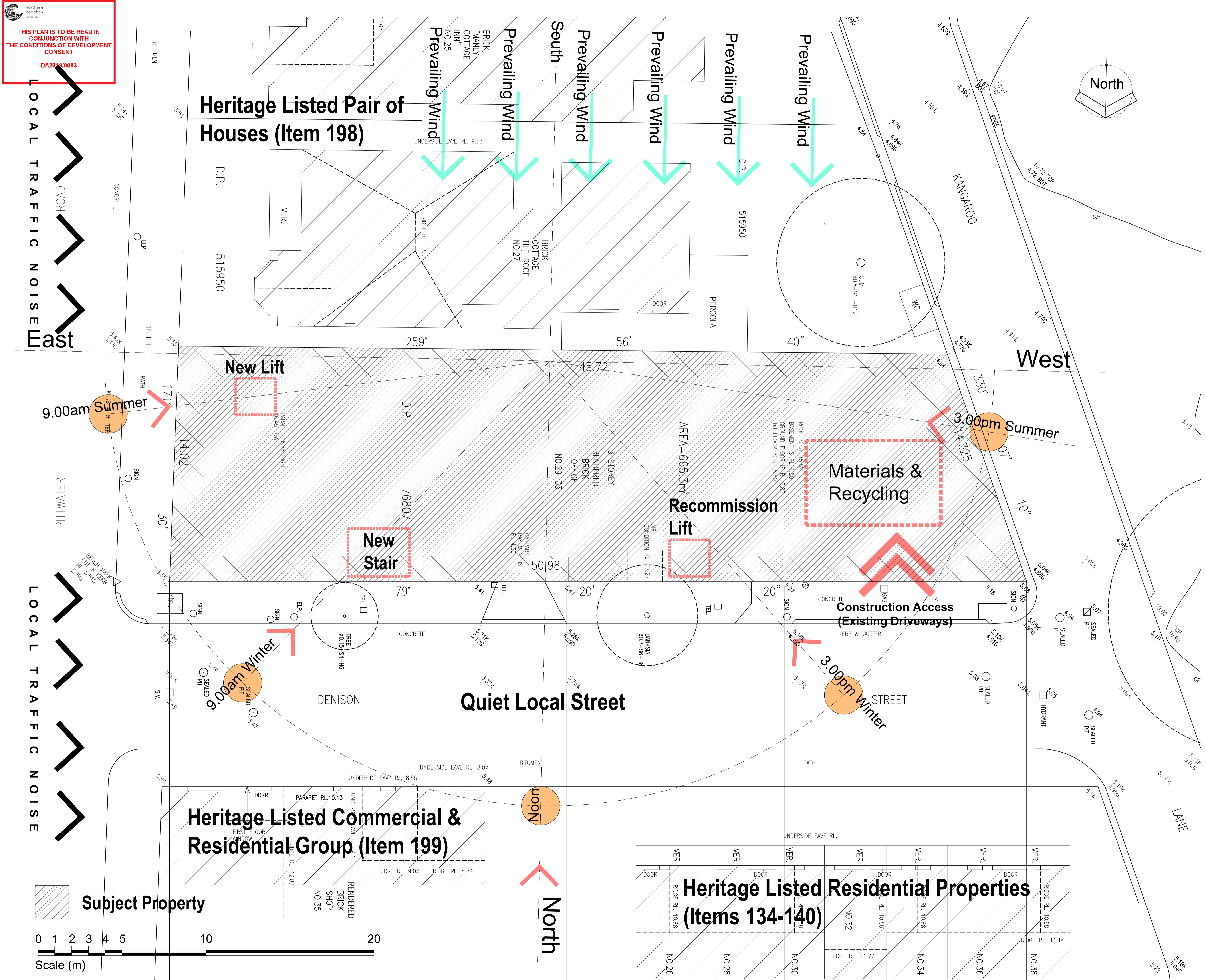
Drawing

Site Analysis

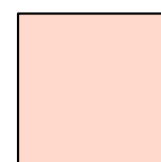
Construction + Erosion

DEVELOPMENT APPLICATION

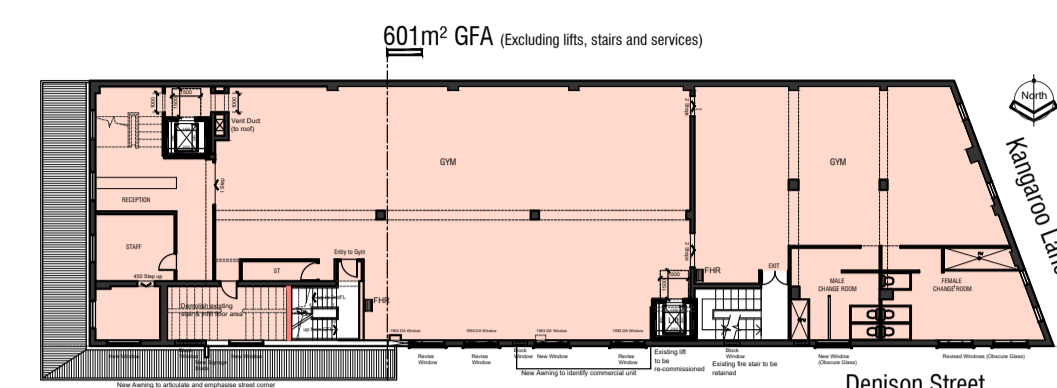
Scale	1:100	Original Sheet Size	A1
Date	Nov. 2016	Drawing Number	Issue
Drawn By	ar	PR-SA1	A
Ckd. By			
Plot Date	May 2019		
File Name	Pittwater Road Manly May 2019.dwg		



New / Revised Works



GFA (Shaded)

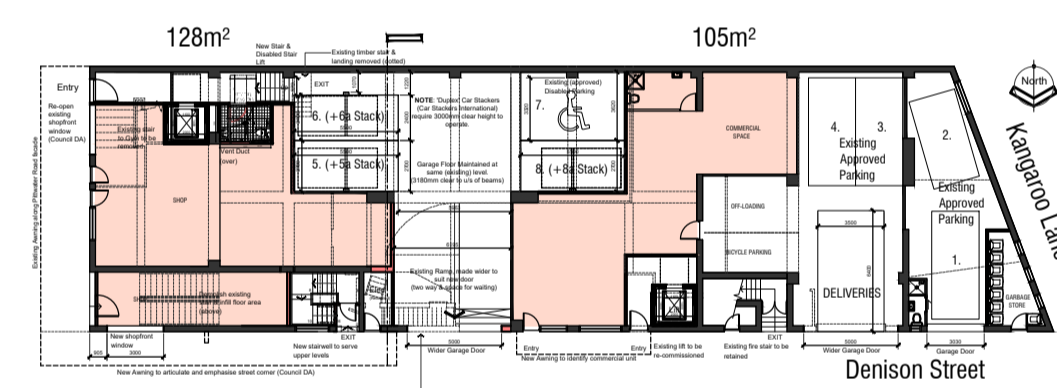
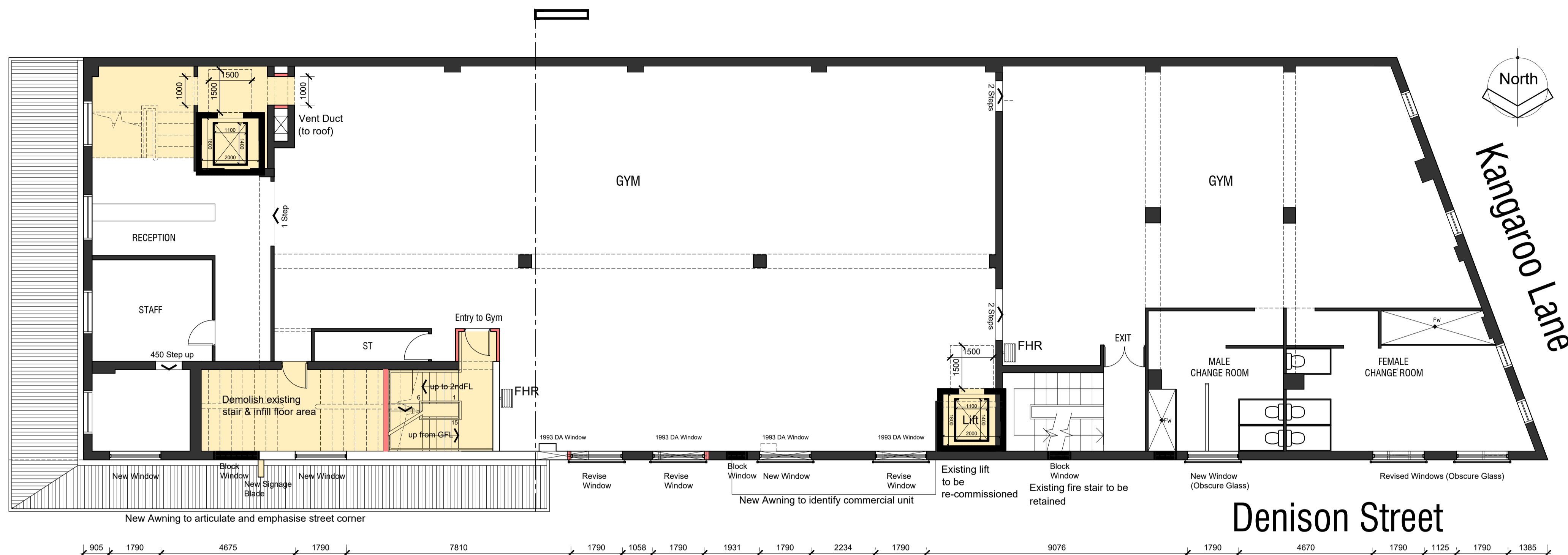


Proposed Works:

- Existing stair in NE corner removed - store room created.
- New stair on north side to access existing Gym.
- Existing stair in SE corner removed.
- New passenger lift, south side.
- Existing lift on north side re-commissioned.
- Windows along North Elevation revised.

Pittwater Road

FIRST FLOOR

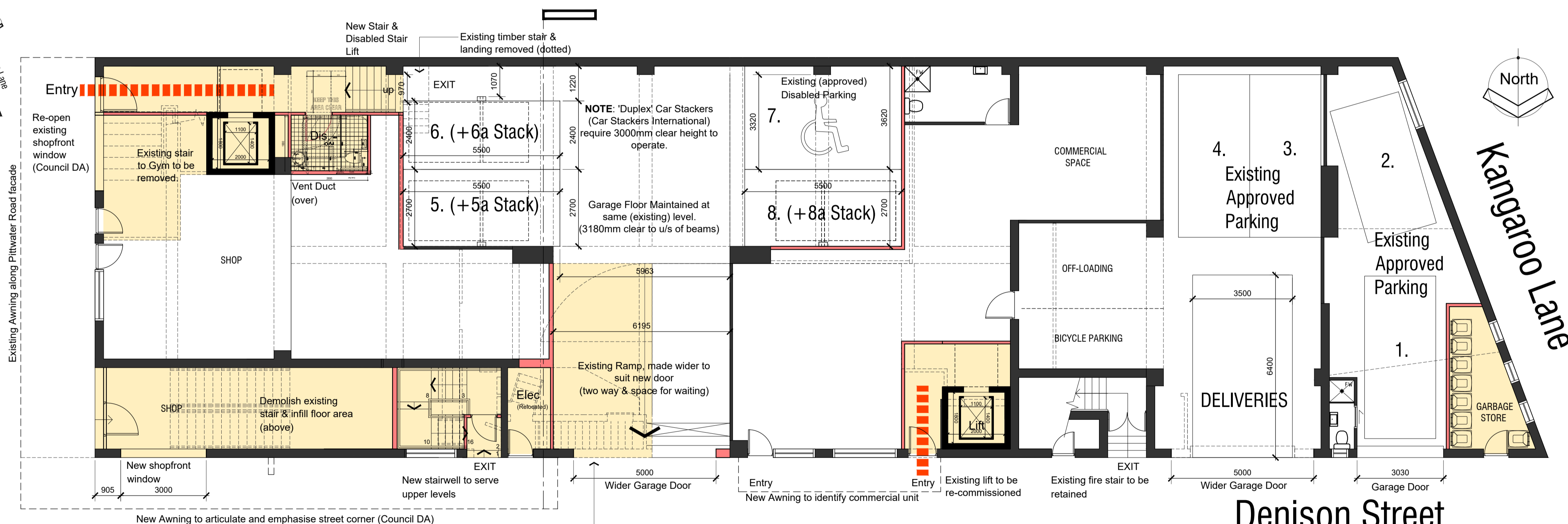


Proposed Works:

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

Pittwater Road

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		Development Application.
April 2019	A	Parking allocation clarified.
May 2019	B	OSD Deleted - DA Submission Updated.

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.

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Client

JSALT Pty Ltd

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

Drawing

Floor Plans (1)

DEVELOPMENT APPLICATION

Scale 1:100 Original Sheet Size A1

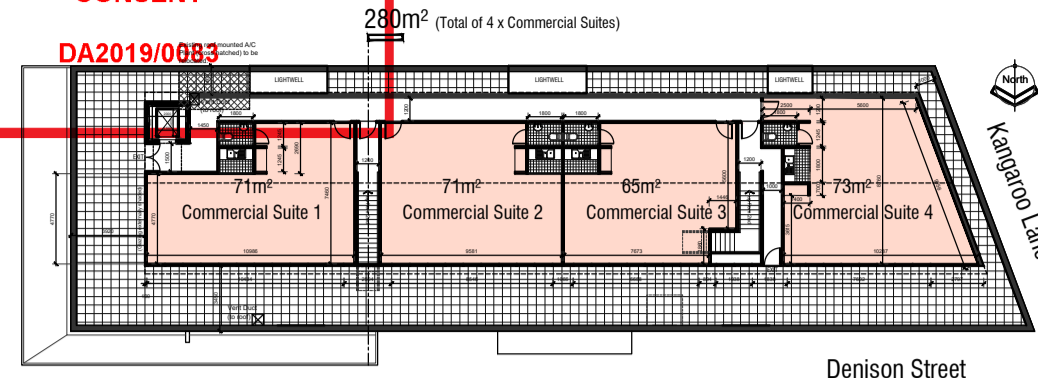
Date Nov. 2016 Drawing Number Issue

Drawn By ar PR-01 B

Ckd. By

Plot Date May 2019

File Name Pittwater Road Manly May 2019.dwg

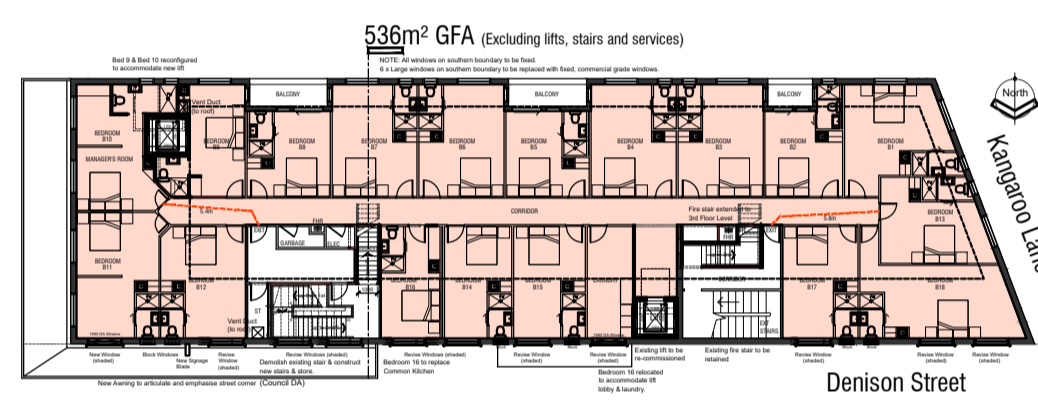


Proposed Works:

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

Pittwater Road

THIRD FLOOR

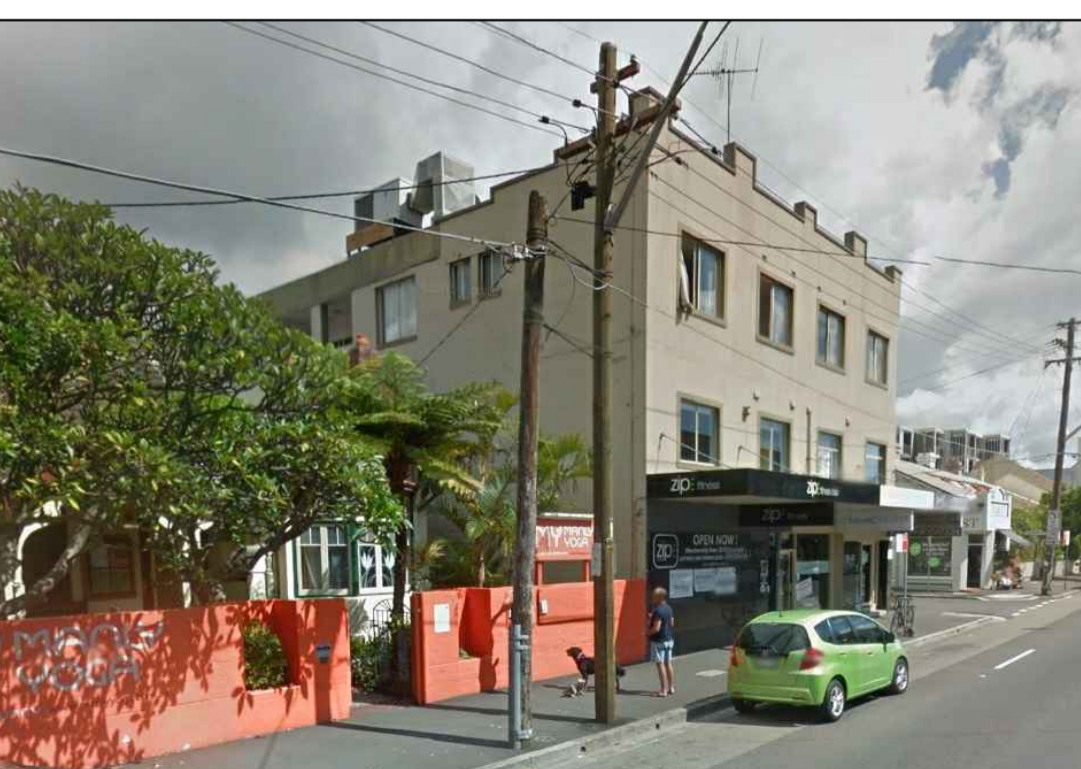


Proposed Works:

- Existing stair in NE corner removed - new stair built.
- Stairs up to 3rd Floor added / extended.
- Bed B9 & B10 revised for new passenger lift, south side.
- Existing lift on north side re-commissioned, lobby added.
- Bedroom B16 relocated to accommodate new lift lobby & laundry.
- Windows along North Elevation revised.
- All windows on south boundary to be fixed & 6 x large windows on southern boundary to be replaced with fixed commercial grade windows.

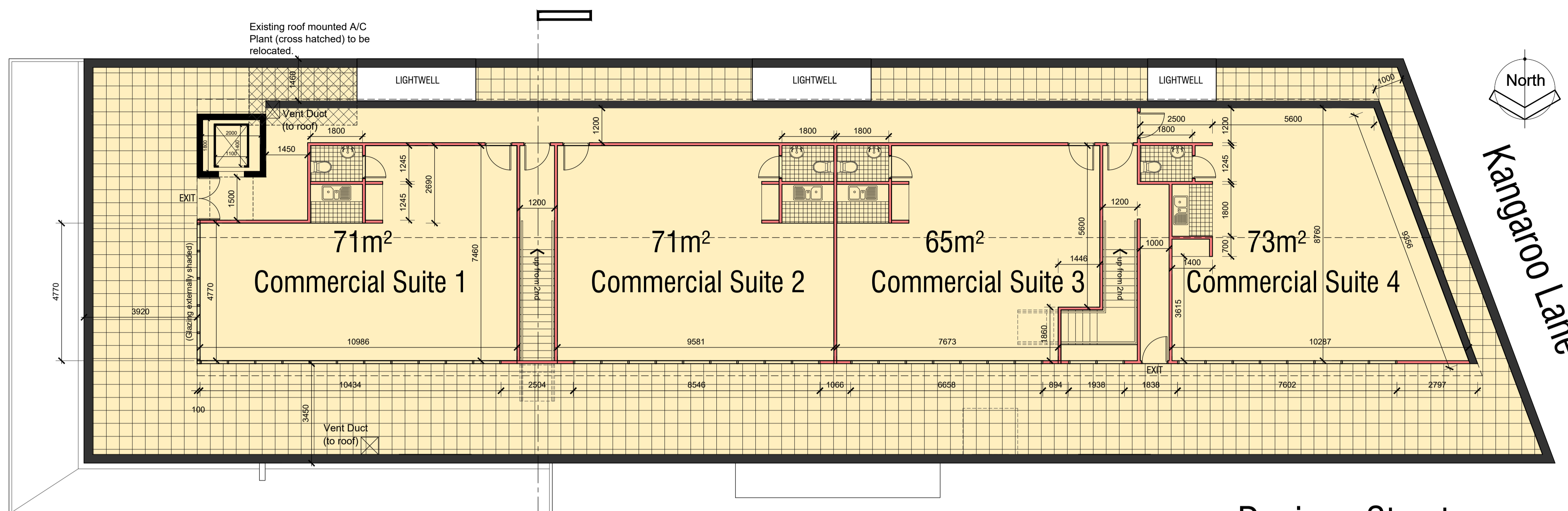
Pittwater Road

SECOND FLOOR



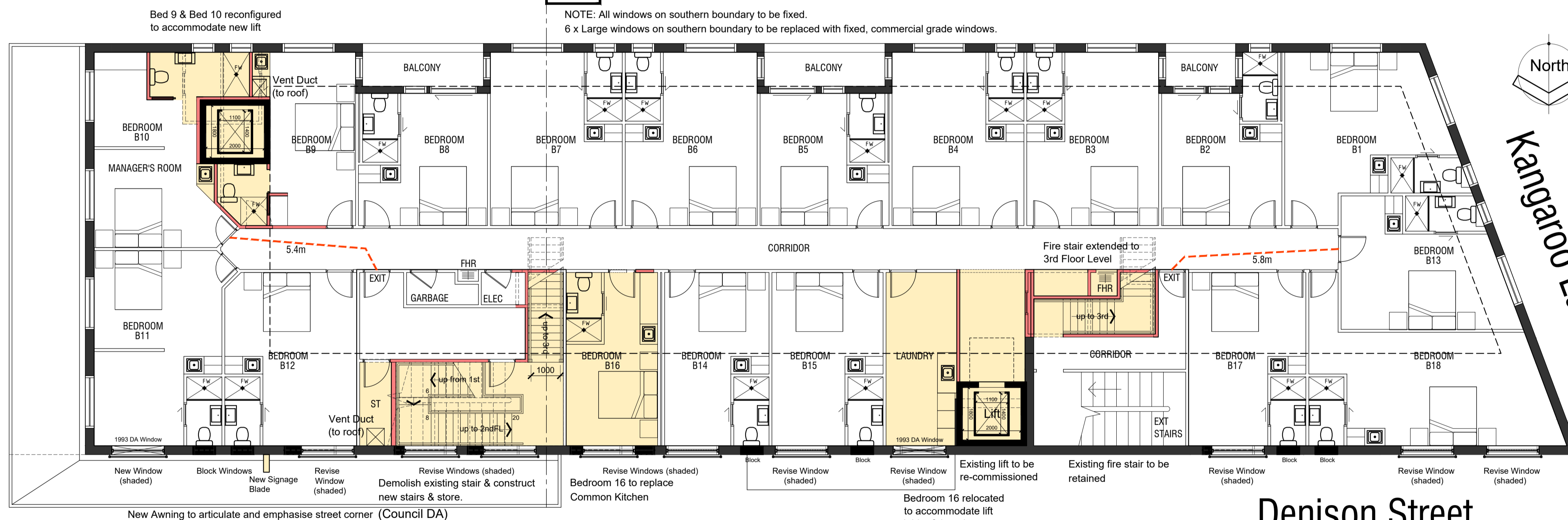
South East Corner (Google Street View)

GFA (Shaded)

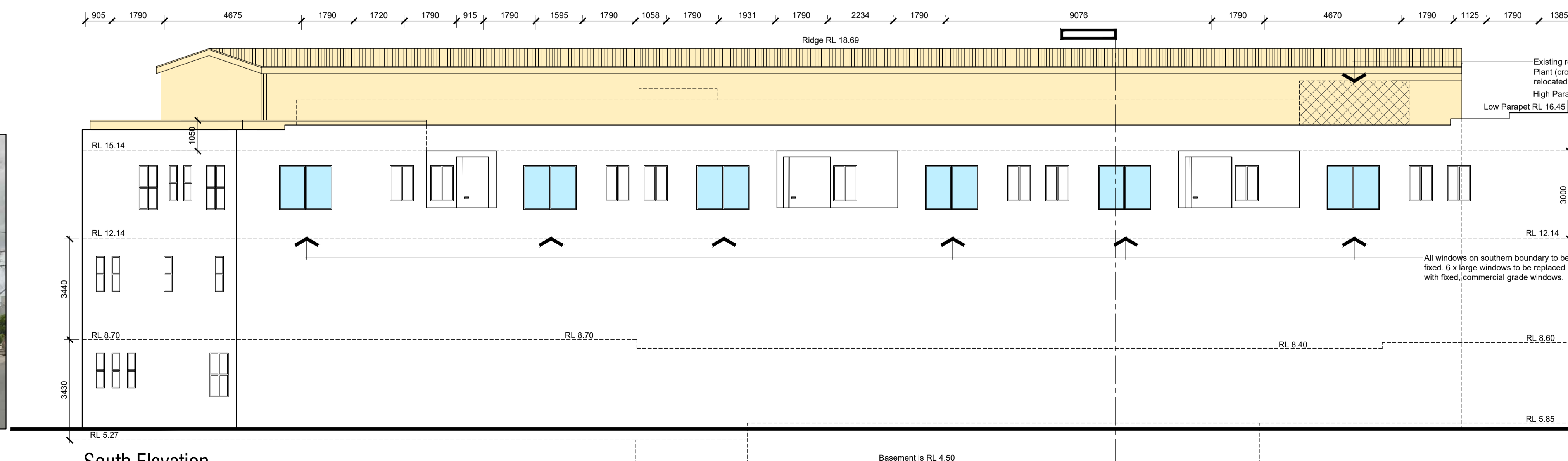


Denison Street

Kangaroo Lane



Denison Street



South Elevation

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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August 2018	Development Application	
May 2019	A	OSD Deleted - DA Submission Updated.

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Client

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

Drawing
Floor Plans (2) +
South Elevation

DEVELOPMENT APPLICATION

Scale 1:100 Original Sheet Size A1

Date Nov. 2016 Drawing Number Issue

Drawn By ar PR-02 A

Ckd. By

Plot Date May 2019

File Name Pittwater Road Manly May 2019.dwg

Windows Approved in 1993



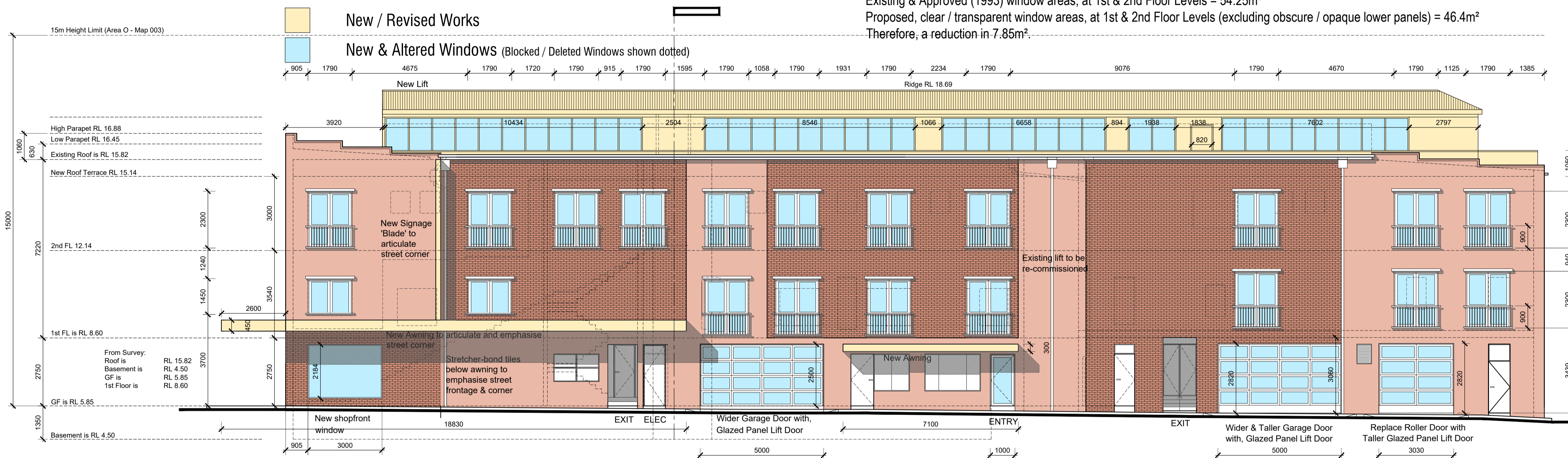
North Elevation (Existing, with previously approved, but not installed, window locations shown)

Fenestration Calculation:

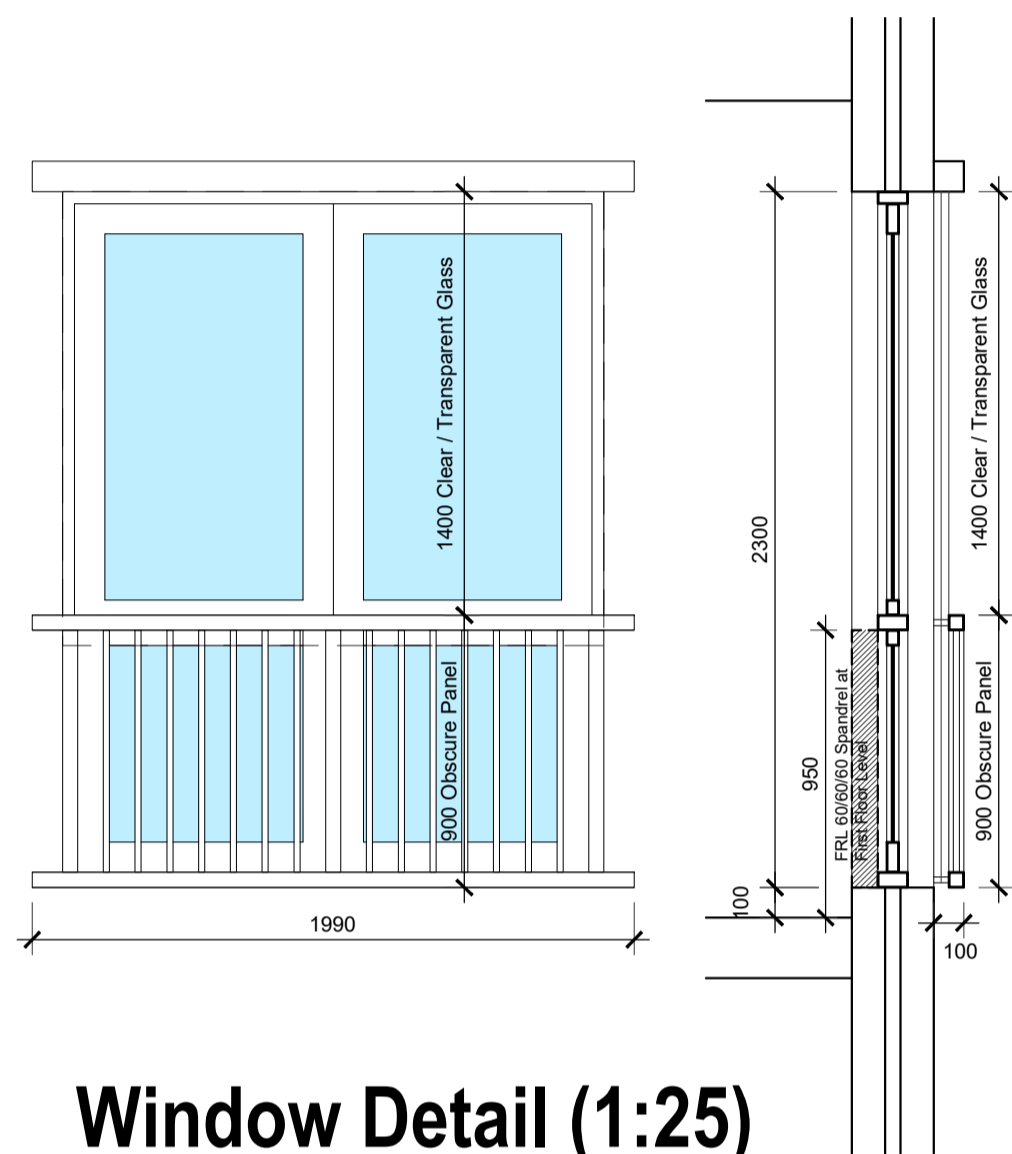
Existing & Approved (1993) window areas, at 1st & 2nd Floor Levels = 54.25m²

Proposed, clear / transparent window areas, at 1st & 2nd Floor Levels (excluding obscure / opaque lower panels) = 46.4m²

Therefore, a reduction in 7.85m².

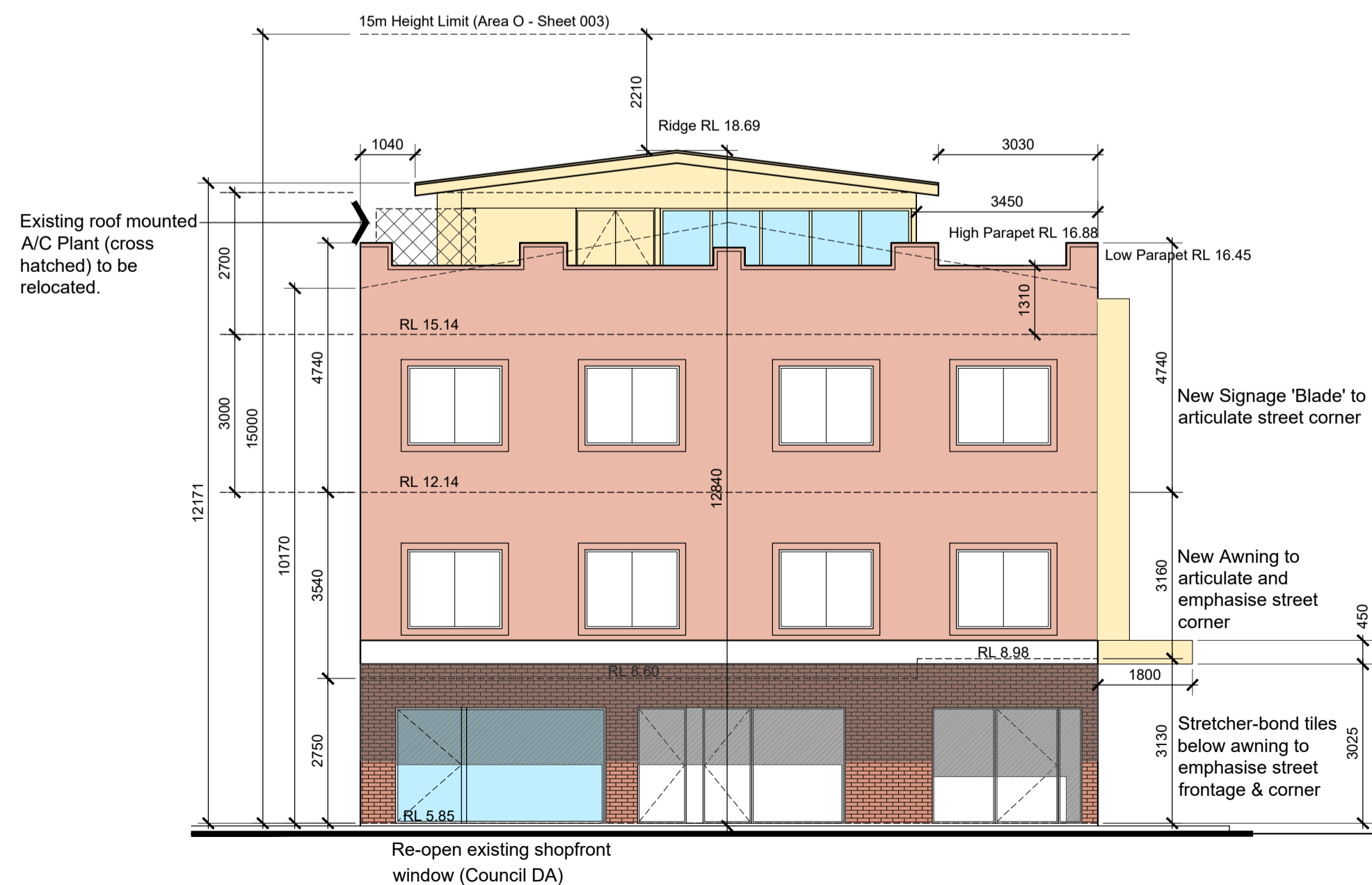


North Elevation (Proposed)



Window Detail (1:25)

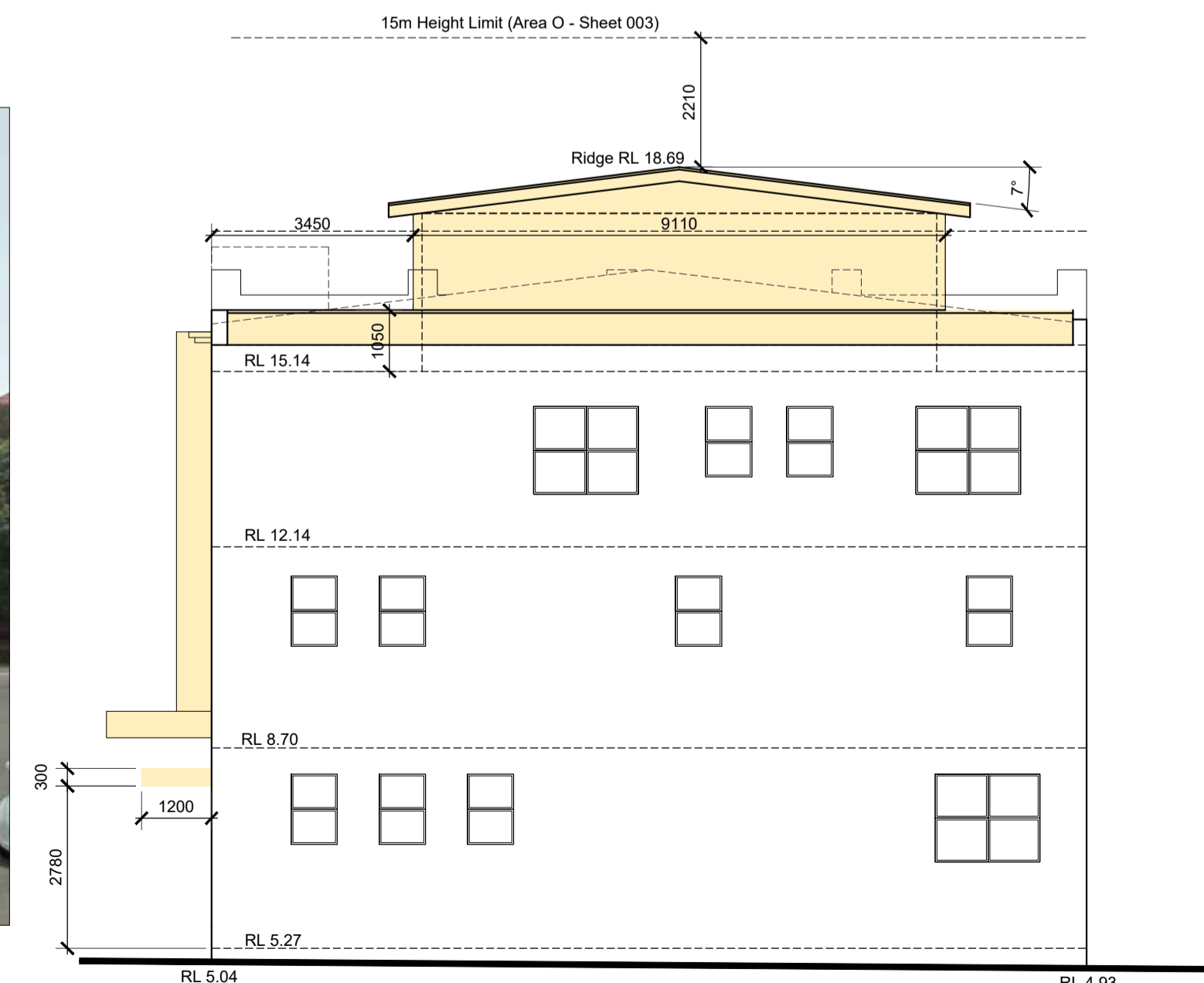
Proposed window treatment to present the appearance of a faux balcony, but the lower portion of the glazing assembly is to be fixed, obscure / opaque with only the upper portion operable and clear / transparent (with a transom set behind the external railing). At first floor level, the lower portion 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.



East Elevation (Front / Pittwater Road)



North East Corner (Google Street View)



West Elevation (Kangaroo Lane)

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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.

Materials & Finishes:

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.

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Alterations & Additions
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Drawing

Elevations

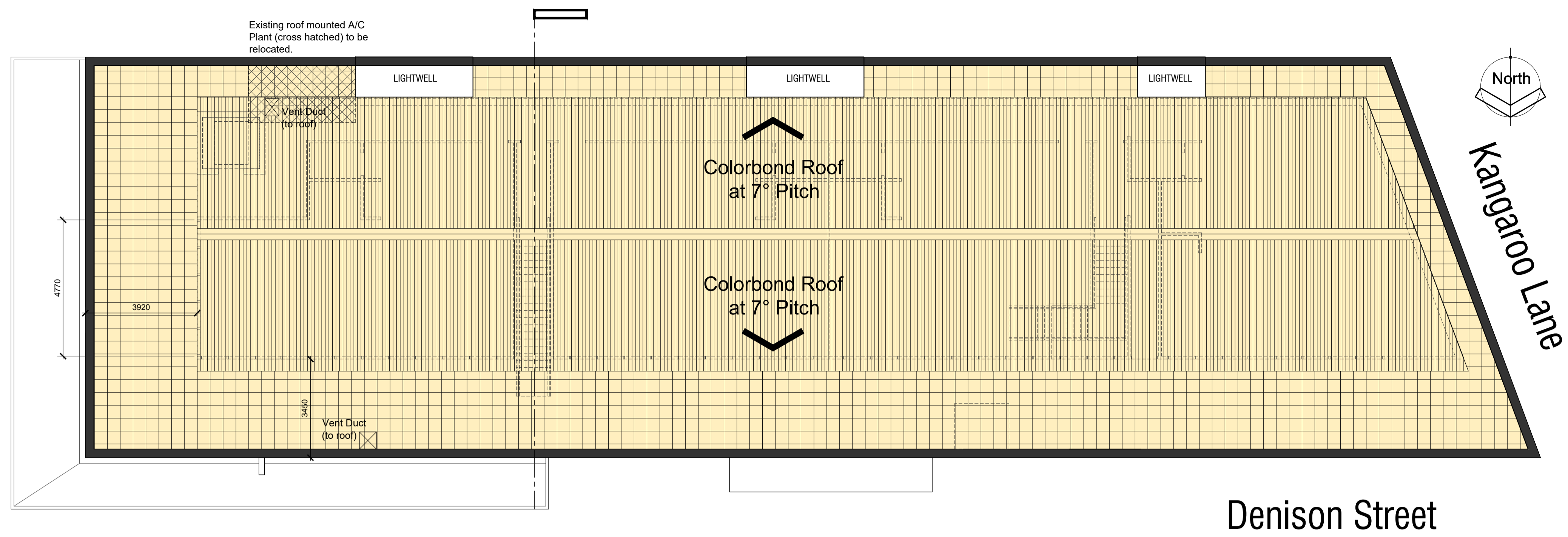
DEVELOPMENT APPLICATION

Scale	1:100	Original Sheet Size	A1
Date	Nov. 2016	Drawing Number	Issue
Drawn By	ar	PR-03	B
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Plot Date	May 2019		
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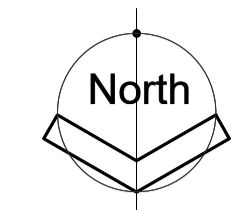
New Works

Pittwater Road

ROOF



Denison Street



Kangaroo Lane

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



Photomontage of Proposed Building with New Finishes Applied

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Project

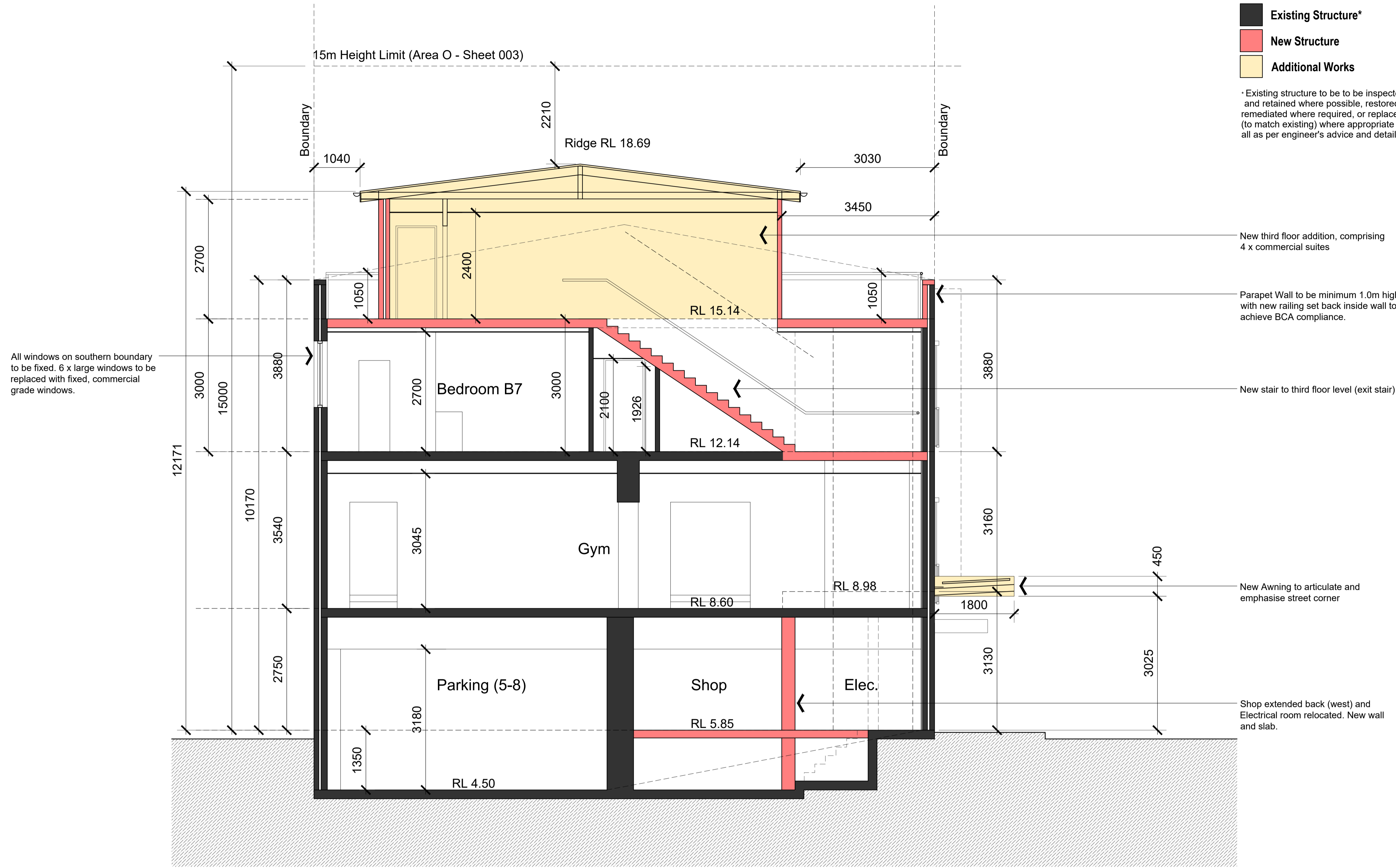
Alterations & Additions
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Drawing

Roof Plan & Finishes

DEVELOPMENT APPLICATION

Scale	1:100	Original Sheet Size	A1
Date	Nov. 2016	Drawing Number	Issue
Drawn By	ar	PR-04	A
Ckd. By			
Plot Date	May 2019		
File Name	Pittwater Road Manly May 2019.dwg		



Cross Section

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



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May 2019	A	OSD Deleted - DA Submission Updated.

Existing structure to be inspected and retained where possible, restored / remediated where required, or replaced (to match existing) where appropriate - all as per engineer's advice and details.

New third floor addition, comprising 4 x commercial suites

Parapet Wall to be minimum 1.0m high with new railing set back inside wall to achieve BCA compliance.

New stair to third floor level (exit stair)

New Awning to articulate and emphasise street corner

Shop extended back (west) and Electrical room relocated. New wall and slab.

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Manly
NSW 2095 (LOT 1, DP.76807)

Drawing

Cross Section

DEVELOPMENT APPLICATION

Scale

1:50

Original Sheet Size

A1

Date

Nov. 2016

Drawing Number

PR-05

Issue

A

Drawn By

ar

Ckd. By

Plot Date

May 2019

File Name

Pittwater Road Manly May 2019.dwg