

1 April 2025
Ref: 24087

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

Attention: Scott Phillips
council@northernbeaches.nsw.gov.au

Dear Scott,

DA2022/1164
34-35 South Steyne, Manly
Demolition and Construction of a Commercial Building
s4.55(3) 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, with a cumulative floor area of 1,791m². 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).

Two subsequent s4.55 applications have also been approved, Mod2024/0225 and Mod2024/0419, comprising the same uses and similar built form, albeit with different cumulative floor areas of 1,785m² and 1,912m², respectively.

This new s4.55 application seeks further, relatively minor modifications to the approved design, resulting in a cumulative floor area of 1,950m².

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 most recently approved Mod2024/0419 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 691m².

The site was previously 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. Notwithstanding, the buildings have recently been demolished and excavation works to the approved basement have commenced.

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 20 January 2025 (Source: Nearmap)

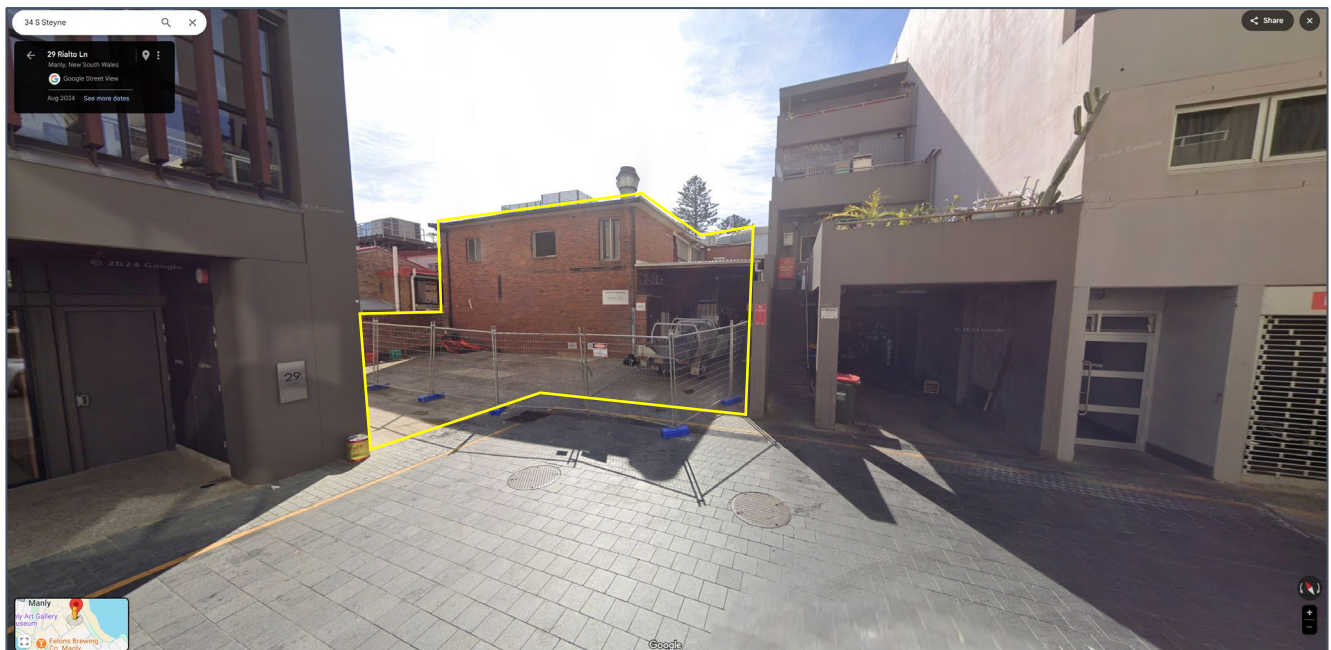


Figure 2 – Streetview image of the rear of the subject site from Rialto Lane, looking north-east (Source: Google Maps)



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 was provided in a tandem arrangement within the rear hardstand area, accessed via Rialto Lane.

Development Approval History – 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.

Two subsequent s4.55 applications have also been approved, Mod2024/0225 and Mod2024/0419, comprising the same uses and similar built form, albeit with different cumulative floor areas of 1,785m² and 1,912m², respectively. A summary of the approved floor areas, uses and parking is provided in the table below.

Table 1 – Approved Development Data			
Key Data	Approved DA2022/1164	Approved Mod2024/0225	Approved Mod2024/0419
No. of storeys	4-storeys above ground 2-storeys below ground	4-storeys above ground 2-storeys below ground	4-storeys above ground 2-storeys below ground
Retail/comm	1,429m ²	1,267m ²	1,393m ²
Food & drink BOH	169m ²	188m ²	188m ²
Food & drink serviced area	192m ²	192m ²	330m ²
Total floor area	1,791m ²	1,785m ²	1,912m ²
Car parking	6 standard spaces 4 car stacker spaces 2 car share spaces 1 accessible space 13 parking spaces	6 standard spaces 4 car stacker spaces 2 car share spaces 1 accessible space 13 parking spaces	6 standard spaces 4 car stacker spaces 2 car share spaces 1 accessible space 13 parking spaces
Bicycle parking	5 spaces	5 spaces	6 spaces
Loading	1 low clearance SRV	1 low clearance SRV	1 low clearance SRV
Vehicular access	Rialto Lane via single lane two-way ramp with signals	Rialto Lane via single lane two-way ramp with signals	Rialto Lane via single lane two-way ramp with signals

Loading and servicing is approved to be undertaken by a variety of light commercial vehicles such as courier vans, tradesmen's utilities etc, whilst waste is approved to be collected via a private contractor using a compact 6.3m long waste vehicle with an overhead clearance requirement of 2.08m. A dedicated loading bay is approved within B2, directly opposite the end of the vehicular ramp. In this regard, vehicular access to the off-street parking and loading facilities is approved to be provided via a new single-lane ramp off the ROW at the rear of the site.

Proposed Development

This new s4.55 application seeks further, relatively minor modifications to the approved design, resulting in a cumulative floor area of 1,950m².

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 most recently approved Mod2024/0419 scheme.

A summary of the approved and proposed floor areas, uses and parking is provided in the table below.

Table 1 – Approved & Proposed Development Data				
Key Data	Approved DA2022/1164	Approved Mod2024/0225	Approved Mod2024/0419	Proposed s4.55
No. of storeys	4-storeys above ground 2-storeys below ground	4-storeys above ground 2-storeys below ground	4-storeys above ground 2-storeys below ground	4-storeys above ground 2-storeys below ground
Retail/comm	1,429m ²	1,267m ²	1,393m ²	1,432m ²
Food & drink BOH	169m ²	188m ²	188m ²	188m ²
Food & drink serviced area	192m ²	192m ²	330m ²	330m ²
Total floor area	1,791m²	1,785m²	1,912m²	1,950m²
Car parking	6 standard spaces 4 car stacker spaces 2 car share spaces <u>1 accessible space</u> 13 parking spaces	6 standard spaces 4 car stacker spaces 2 car share spaces <u>1 accessible space</u> 13 parking spaces	6 standard spaces 4 car stacker spaces 2 car share spaces <u>1 accessible space</u> 13 parking spaces	6 standard spaces 4 car stacker spaces 2 car share spaces <u>1 accessible space</u> 13 parking spaces
Bicycle parking	5 spaces	5 spaces	6 spaces	6 spaces
Vehicular access	Rialto Lane via single lane two-way ramp with signals	Rialto Lane via single lane two-way ramp with signals	Rialto Lane via single lane two-way ramp with signals	Rialto Lane via single lane two-way ramp with signals

A copy of the proposed s4.55 architectural plans are attached.

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 100m² GFA

Commercial Premises

2 peak hour vehicle trips per 100m² 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 39m² of commercial floor area. Application of the above commercial trip rate to the proposed nett increase in commercial floor area, yields a nett increase in traffic generation potential of less than 1 additional trip 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, it is highly likely that the proposed modifications to the approved design will not result in any peak traffic movements at all.

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 39m² of commercial floor area. Application of the above commercial parking rate to the proposed nett increase in floor area, yields a nett increase in off-street car parking requirements of 1 additional commercial parking space.

Notwithstanding, the proposed car parking provision and mix in the s4.55 application remains unchanged. The proposed shortfall of 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 s4.55 car parking shortfall from 1.0 space to just 0.5 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 most recently approved Mod2024/0419 scheme.

Whilst the vehicular access, parking and loading area has been designed in accordance with the AS2890 series, or suitably justified where not in strict compliance, there are a number of conditions of consent that require reconfirmation of compliance at the Construction Certificate stage (CC). Any minor amendments required to the current s4.55 design can therefore be addressed at the CC stage.

Conclusion

In summary, the proposed modifications to the most recently approved Mod2024/0419 scheme are relatively minor and result in a nett increase of 39m² of commercial floor area.

The proposed amendments result in a theoretical nett increase of less than 1 additional vehicle trip 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 1 commercial space over and above the existing approved shortfall, when assessed under Council's MDCP 2013 rates. The nominal increase in 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 most recently approved Mod2024/0419 scheme.

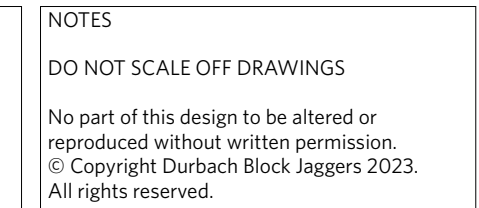
In the circumstances, it is concluded that the proposed s4.55 scheme will not result in any unacceptable traffic, parking, servicing or access implications.

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

Kind regards



Chris Palmer
Director
B.Eng (Civil), MAITPM



AC	AIR CONDITIONING
E	ELECTRICAL SWITCHBOARD
PH	FIRE HYDRANT
PHR	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
ME	MECHANICAL/ELECTRICAL RISER
HR	HYDRAULIC RISER
V	FINISHED RL
V	STRUCTURAL RL
H	HOSETAP
G	GAS POINT

CHANGE SUMMARY

ISSUE STATUS

CLIENT	Fortis Development Group
JOB	<p>1728 Fortis South Steyne</p> <p>34-35 South Steyne Manly NSW</p>

durbach block jagers

Level 2, 9 Roslyn Street
Potts Point NSW 2011
02 8297 3500
durbachblockjagers.com

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

SCALE 1:100 @ A1 / 1:200 @ A3	2m	4m	9.50 am
----------------------------------	----	----	---------

PROJECT NO.	ISSUE	REV.
1728	S4.55	DA-L
DRAWING NO.		
A-DA-110-000		

No part of this design to be altered or reproduced without written permission.
© Copyright Durbach Block Jagers 2023.
All rights reserved.

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 TILE FINISH
MR	MECHANICAL/ELECTRICAL RISER
FR	HYDRAULIC RISER
TR	FINISHED RL
▼	HYDRAULIC RL
H	HOSETAP
G	GAS POINT

[illegible]

REV	DESCRIPTION	DATE
A	ISSUE TO CLIENT FOR REVIEW	22/4/
B	ISSUE FOR INFORMATION	22/5/
C	ISSUE TO CONSULTANTS	22/5/
D	ISSUE FOR INFORMATION	22/5/
DA	ISSUE FOR DA	22/6/
DA-A	REVISED ISSUE FOR COORDINATION - DA RFI AMENDMENTS	23/1/
DA-B	REVISED SUBMISSION FOR DA	23/1/
DA-D	REVISED DA SUBMISSION- RFI AMENDMENTS	23/7/
DA-E	REVISED DA SUBMISSION- RFI AMENDMENTS	23/11/
DA-F	ISSUE FOR COORDINATION	24/3/
DA-G	ISSUE FOR S455	24/04/
DA-J	ISSUE FOR S455 02	24/07/
DA-K	RE-ISSUE FOR S455 02	24/12/
DA-L	ISSUE FOR S4 55 03 MOD	25/03/

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


durbach block jaggars

Level 2, 9 Roslyn Street
Potts Point NSW 2011
02 8297 3500
durbachblockjaggars.com

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

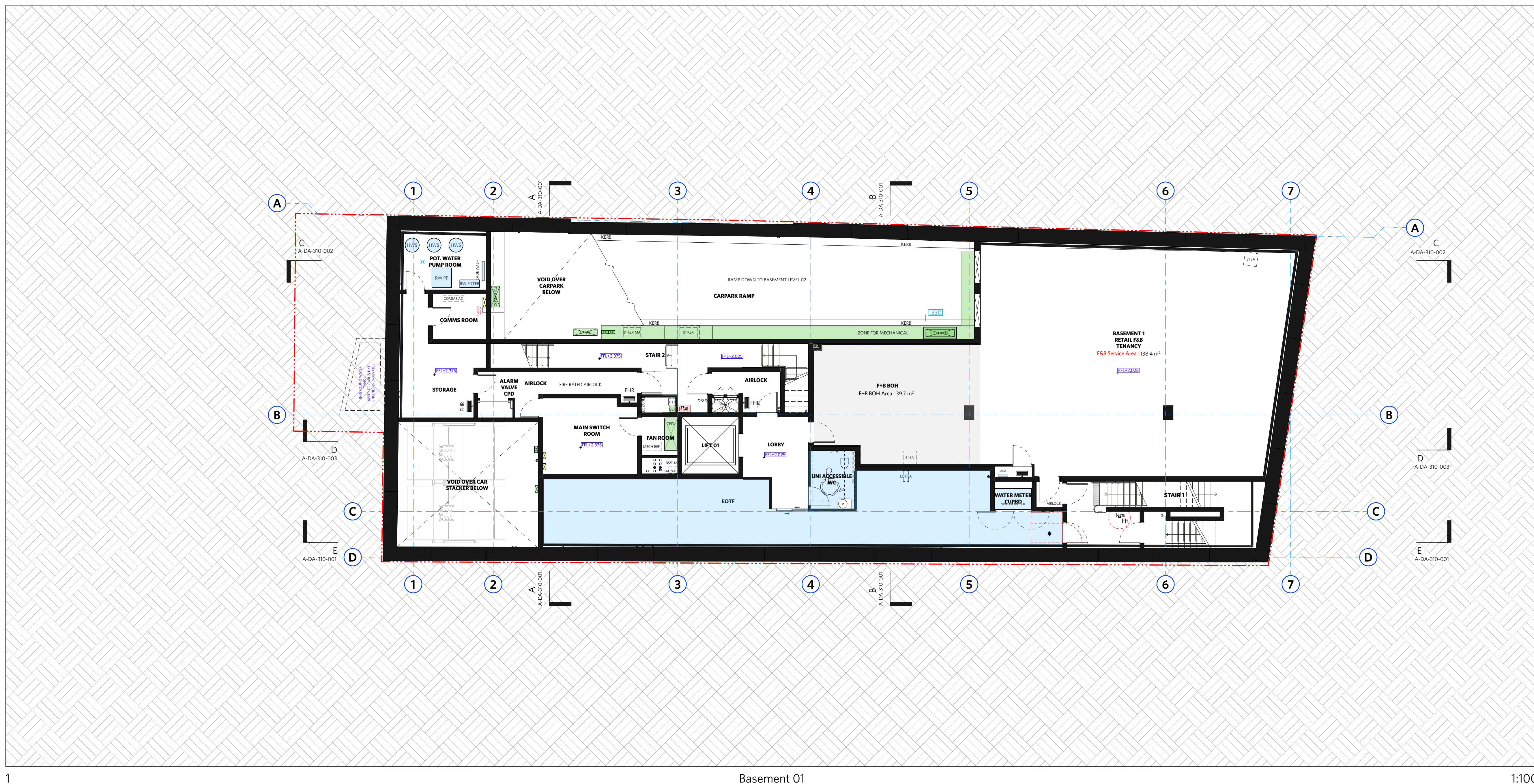
SCALE
1:100 @ A1 / 1:200 @ A3

2m 4m



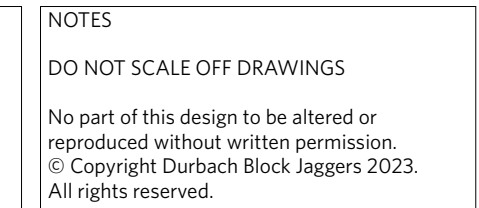
(continued)

1728	54.55	57.1
DRAWING NO. A-DA-110-001		



Basement 01

1:100



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

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
D	ISSUE FOR DA	26/2/29
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	23/1/27
DA-E	REVISED DA SUBMISSION- RFI AMENDMENTS	23/1/14
DA-F	ISSUE FOR COORDINATION	24/3/08
DA-G	ISSUE FOR COORDINATION	24/3/07
DA-J	ISSUE FOR S455 02	24/07/11
DA-K	RE-ISSUE FOR S455 02	24/02/18
DA-L	ISSUE FOR S455 03 MOD	25/12/23

ARCHITECT

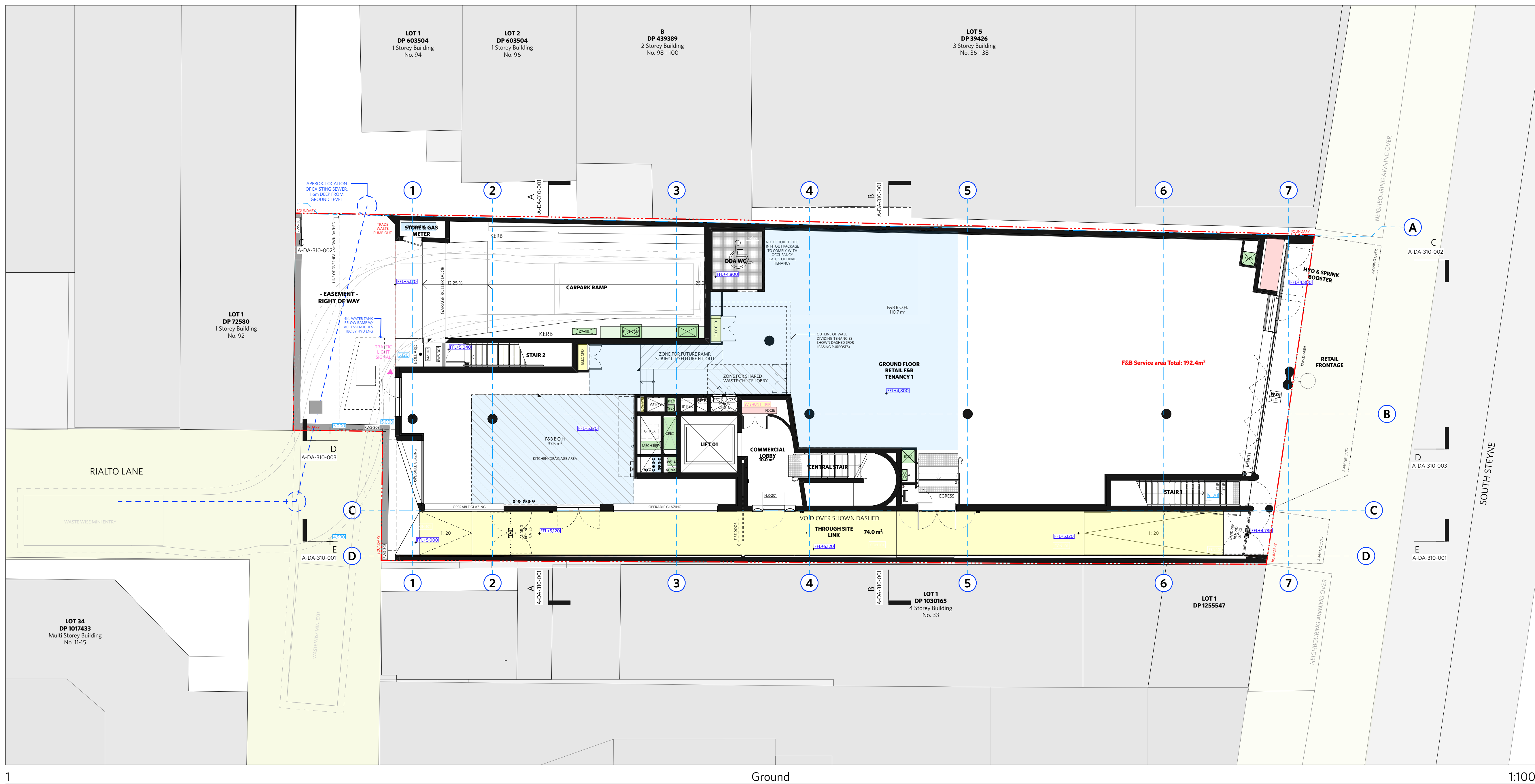
durbach block jagers

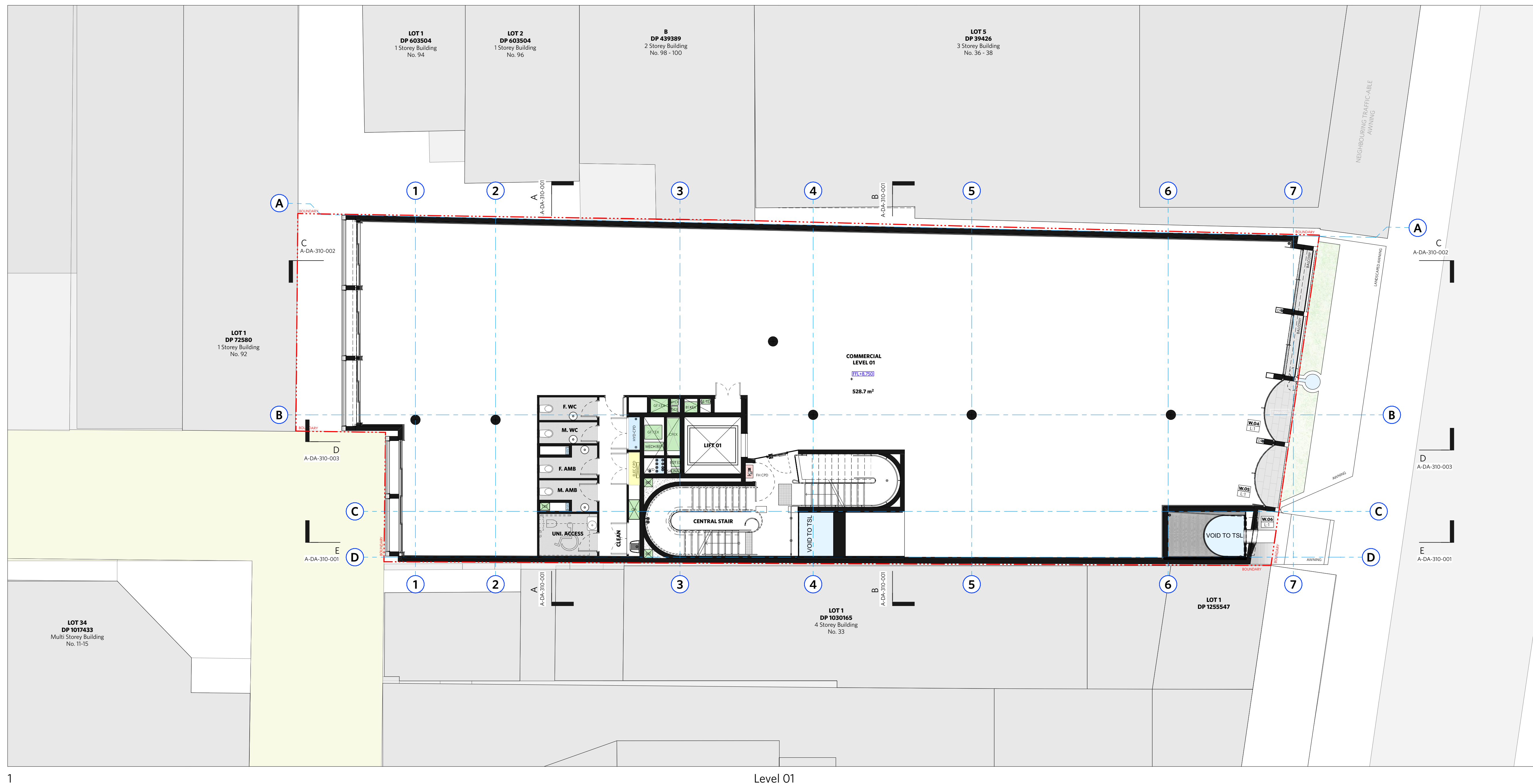
Level 2, 9 Roslyn Street
Potts Point NSW 2011
02 8297 3500
durbachblockjagers.com

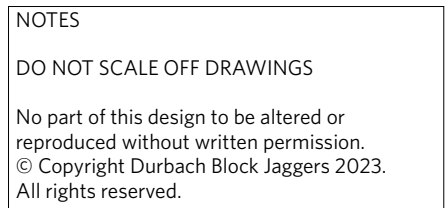
Nominated Architects
Neill Durbach NSW Reg. No 5850
David Jagers NSW Reg. No 9999

TITLE	
GA Plans	
Ground Plan	

PROJECT NO.	ISSUE	REV.
1728	S4.55	DA-L
DRAWING NO.		
A-DA-110-003		







A	AIR CONDITIONING
E	ELECTRICAL SWITCHBOARD
FH	FIRE HYDRANT
FH	FIRE HOSE REEL
FIP	FIRE INDICATOR PANEL
DP	DOWNPIPE
OF	OVERFLOW
RD	ROLLER DOOR
DRP	DRAINAGE POINT
FG	FIXED GLAZING
L	LOUVRES (OPERABLE)
G	GATE
SW	SLIDING WINDOW
OW	OPENABLE WINDOW
RF	RENDERED FINISH
MF	MOSAIC TILED FINISH
MR	MECHANICAL/ELECTRICAL RISER
H	HYDRAULIC RISER
R7	FINISHED R7
▼	STRUCTURAL RL
H	HOSETAP
G	GAS POINT

[illegible]

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	26/2/29
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	23/1/14
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
DA-K	RE-ISSUE FOR S455 02	24/12/18
DA-L	ISSUE FOR S4.55 03 MOD	25/03/03

ARCHITECT

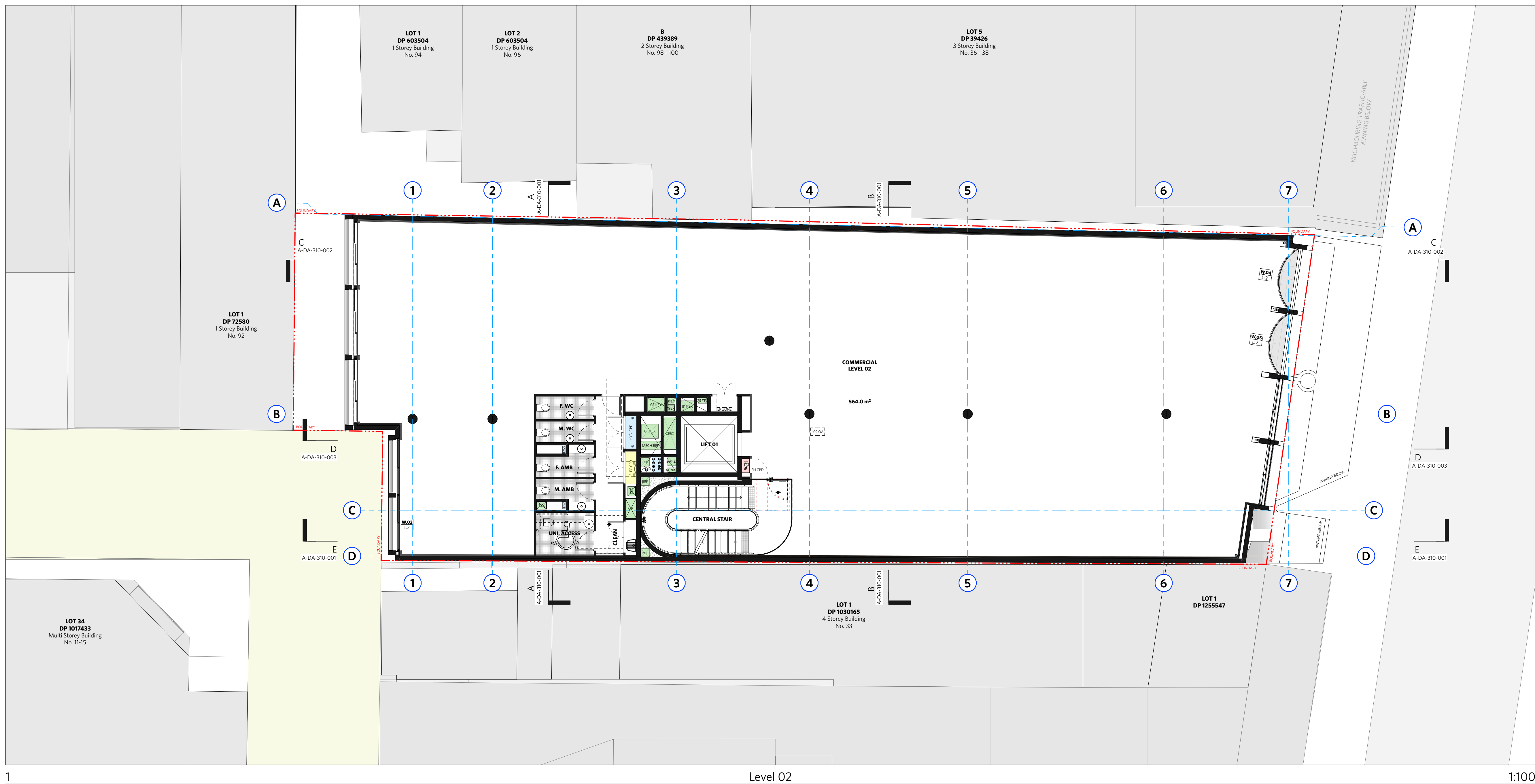
durbach block jagers

Level 2, 9 Roslyn Street
Potts Point NSW 2011
02 8297 3500
durbachblockjagers.com

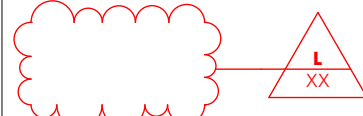
Nominated Architects
Neil Durbach NSW Reg. No 5850
David Jagers NSW Reg. No 9999

TITLE	
GA Plans	
Level 2 Plan	

PROJECT NO.	ISSUE	REV.
1728	S4.55	DA-L
DRAWING NO.		
A-DA-110-005		



CHANGES RELEVANT TO THIS MODIFICATION APPLICATION



NOTES

DO NOT SCALE OFF DRAWINGS

No part of this design to be altered or reproduced without written permission.
© Copyright Durbach Block Jaggers 2023.
All rights reserved.

LEGEND

AC	AIR CONDITIONING
E	ELECTRICAL SWITCHBOARD
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FIP	FIRE INDICATOR PANEL
DP	DOWNPIPE
OF	OVERFLOW
RO	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

CHANGE SUMMARY

REV	CHANGE	DESCRIPTION
DA-L	36	Change of Layout to Level 03 Floor

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	24/4/17
DA-J	ISSUE FOR S455 02	24/07/11
DA-K	RE-ISSUE FOR S455 02	24/12/18
DA-L	ISSUE FOR S455 03 MOD	25/03/03

CLIENT Fortis Development Group

JOB

1728 Fortis South Steyne

34-35 South Steyne Manly NSW

ARCHITECT

durbach block jaggers

Level 2, 9 Roslyn Street
Porto Point NSW 2011
02 8297 3500
durbachblockjaggers.com

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

DRAWN	CHECKED	DATE DRAWN	PRINTED
ND		27.2.25	27/3/2025 9:56 am

SCALE

1:100 @ A1 / 1:200 @ A3



TITLE

GA Plans
Level 3 Plan

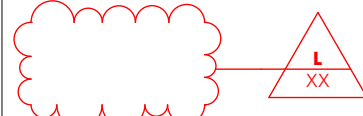
PROJECT NO.	ISSUE	REV
-------------	-------	-----

1728 S4.55DA-L

DRAWING NO.

A-DA-110-006

CHANGES RELEVANT TO THIS MODIFICATION APPLICATION



NOTES

DO NOT SCALE OFF DRAWINGS

No part of this design to be altered or reproduced without written permission.
© Copyright Durbach Block Jaggers 2023.
All rights reserved.

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

CHANGE SUMMARY

REV	CHANGE	DESCRIPTION
DA-L	36	Change of Layout to Level 03 Floor

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-H	ISSUE FOR S455 - COUNCIL RFI	24/07/05
DA-J	ISSUE FOR S455 02	24/07/11
DA-K	RE-ISSUE FOR S455 02	24/12/18
DA-L	ISSUE FOR S455 03 MOD	25/03/03

CLIENT Fortis Development Group

JOB

1728 Fortis South Steyne

34-35 South Steyne Manly NSW

ARCHITECT

durbach block jaggers

Level 2, 9 Roslyn Street
Porto Point NSW 2011
02 8297 3500
durbachblockjaggers.com

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

DRAWN	CHECKED	DATE DRAWN	PRINTED
ND		27.2.25	27/3/2025 9:56 am

SCALE
1:100 @ A1 / 1:200 @ A3



TITLE

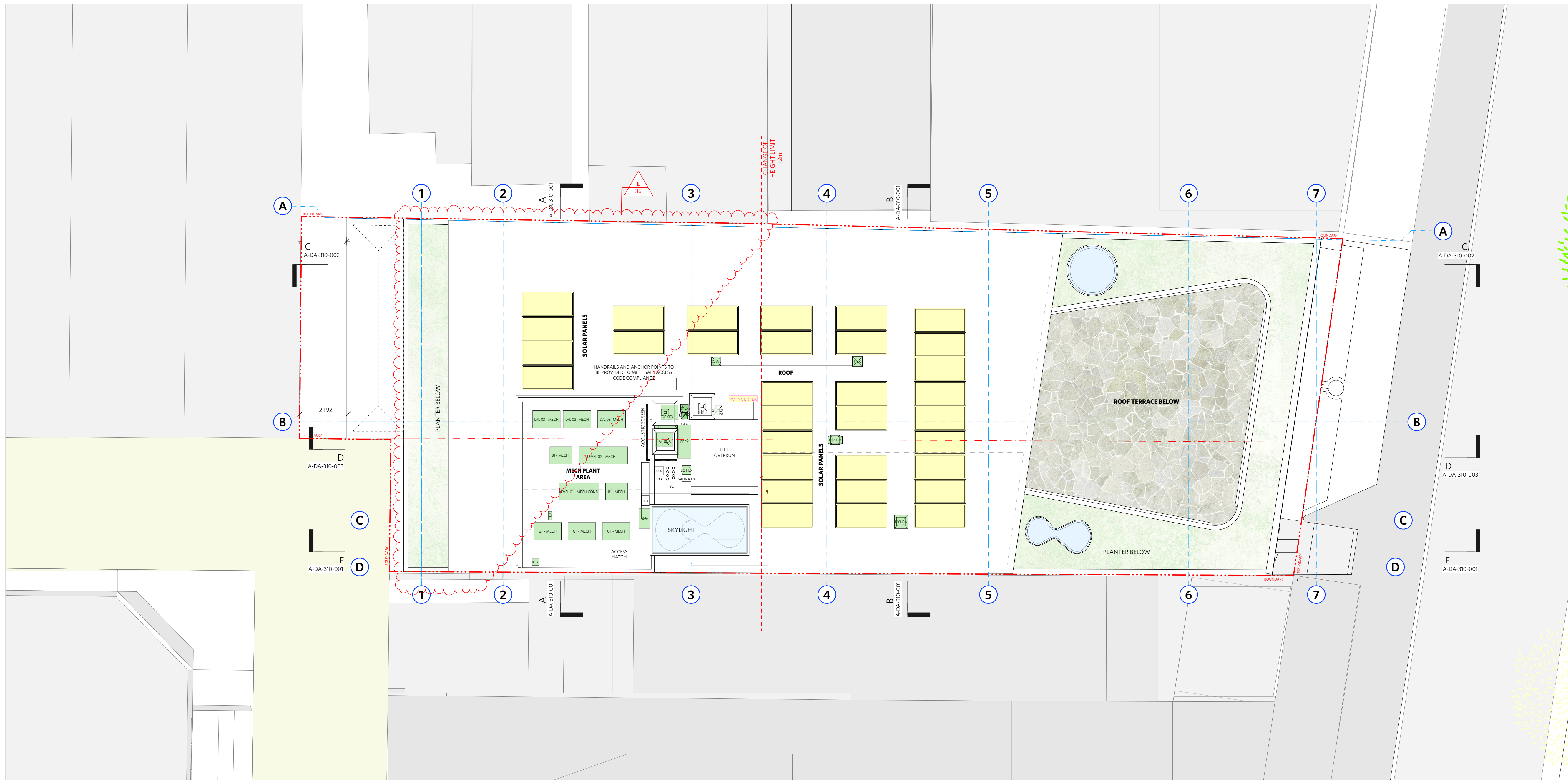
GA Plans
Roof Plan

PROJECT NO. ISSUE REV

1728 S4.55DA-L

DRAWING NO.

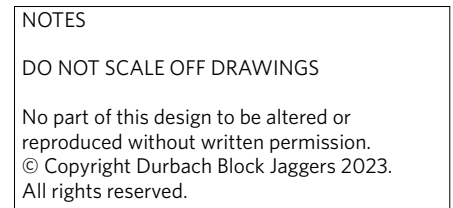
A-DA-110-007



1

Roof

1:100



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

[illegible]

ISSUE STATUS		
REV	DESCRIPTION	DATE
A	ISSUE TO CLIENT FOR REVIEW	22/04/22
B	ISSUE FOR INFORMATION	22/05/05
C	ISSUE TO CONSULTANTS	22/05/10
D	ISSUE FOR INFORMATION	22/05/20
DA	ISSUE FOR DA	22/06/29
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-H	ISSUE FOR S455 - COUNCIL RFI	24/07/05
DA-I	ISSUE FOR S455 02	24/07/21
DA-K	RE-ISSUE FOR S455 02	24/12/18
DA-L	ISSUE FOR S4.55 03 MOD	25/03/03



CLIENT	Fortis Development Group
JOB	<p>1728 Fortis South Steyne</p> <p>34-35 South Steyne Manly NSW</p>

ARCHITECT

durbach block jaggars

Level 2, 9 Roslyn Street
Potts Point NSW 2011
02 8297 3500
durbachblockjaggars.com

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

DRAWN	CHECKED	DATE DRAWN	PRINTED
ND		27.2.25	27/3/2025 9:56 am
SCALE 1:100 @ A1 / 1:200 @ A3			
			

TITLE	
GA Sections	
Section CC	

PROJECT NO. 1728	ISSUE S4.55	REV. DA-L
DRAWING NO. A-DA-310-002		



1:100

CHANGES RELEVANT TO THIS MODIFICATION APPLICATION



NOTES

DO NOT SCALE OFF DRAWINGS

No part of this design to be altered or reproduced without written permission.
© Copyright Durbach Block Jaggers 2023.
All rights reserved.

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

CHANGE SUMMARY

REV	CHANGE	DESCRIPTION
DA-L	36	Change of Layout to Level 03 Floor

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-H	ISSUE FOR S455 - COUNCIL RFI	24/07/05
DA-J	ISSUE FOR S455 02	24/07/11
DA-K	RE-ISSUE FOR S455 02	24/12/18
DA-L	ISSUE FOR S455 03 MOD	25/03/03

CLIENT Fortis Development Group

JOB

1728 Fortis South Steyne

34-35 South Steyne Manly NSW

ARCHITECT

durbach block jaggers

Level 2, 9 Roslyn Street
Potts Point NSW 2011
02 8297 3500
durbachblockjaggers.com

Nominated Architects
New South Wales Reg. No 5850
David Jaggers NSW Reg. No 9999

DRAWN	CHECKED	DATE DRAWN	PRINTED
ND		27.2.25	27/3/2025 9:56 am

SCALE

1:100 @ A1 / 1:200 @ A3

2m 4m

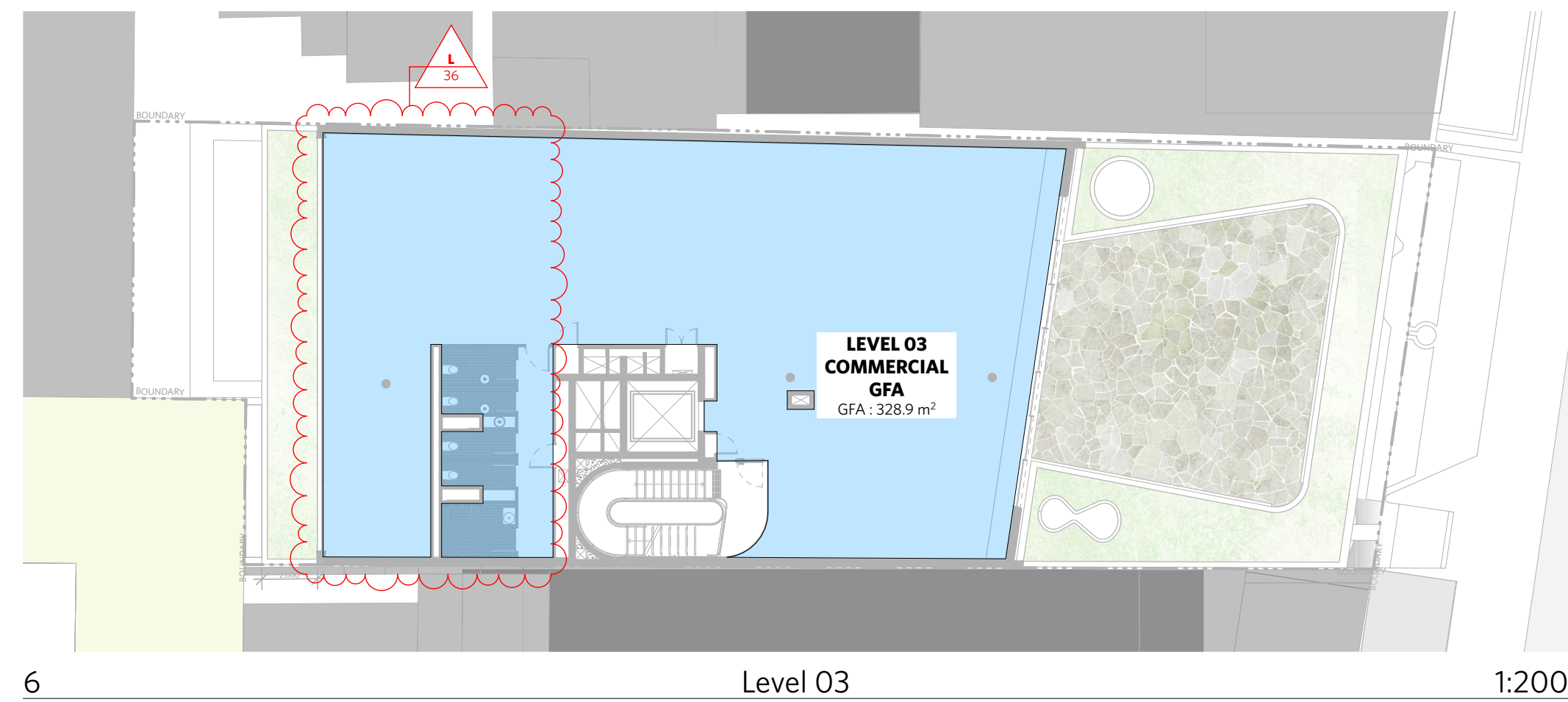
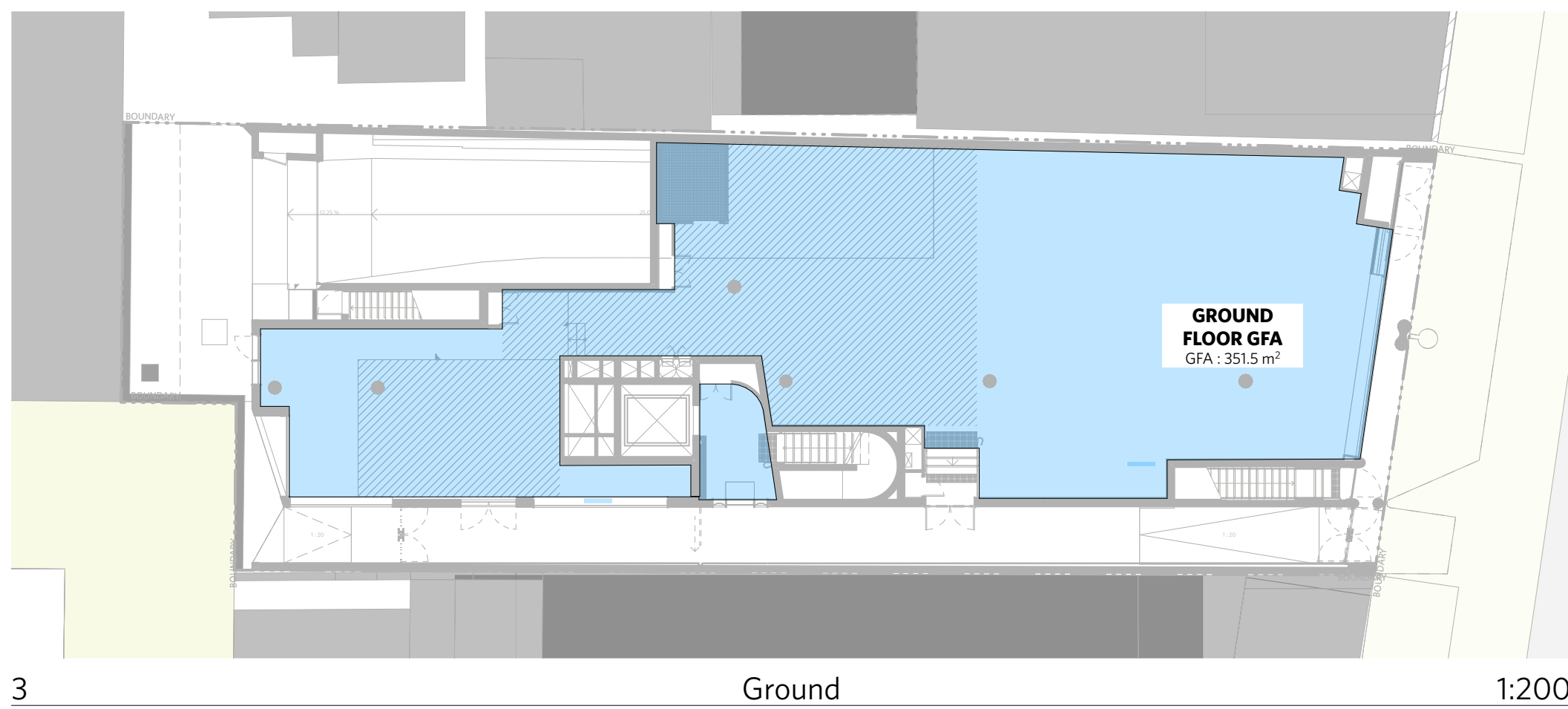
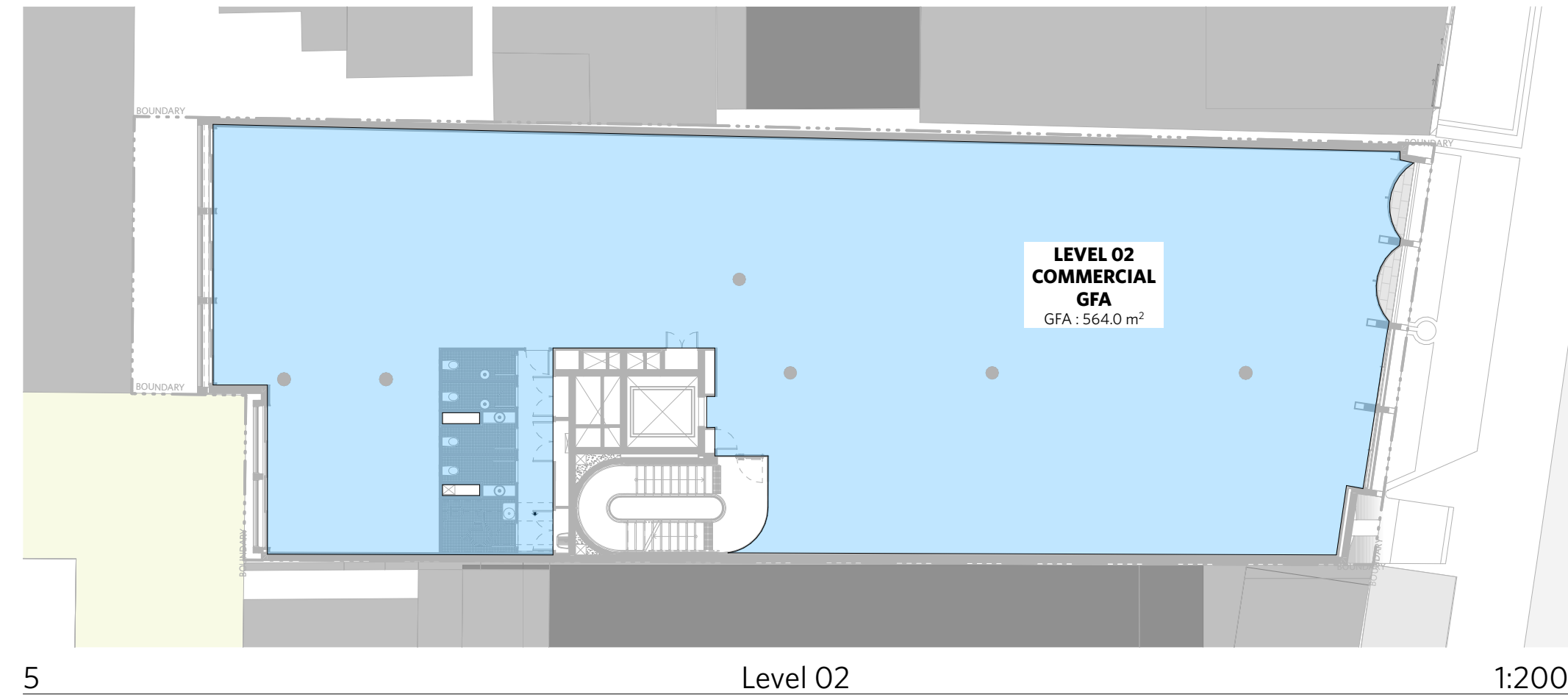
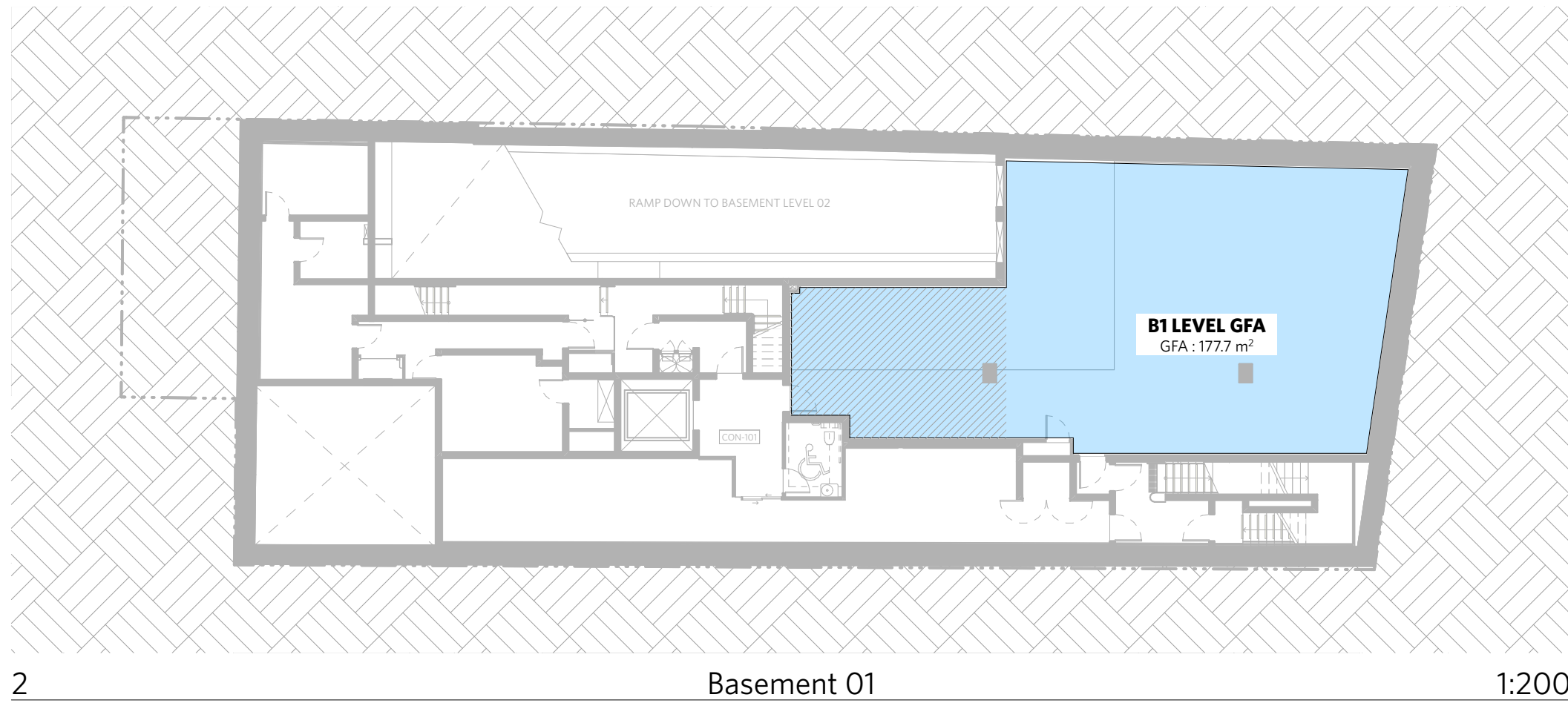
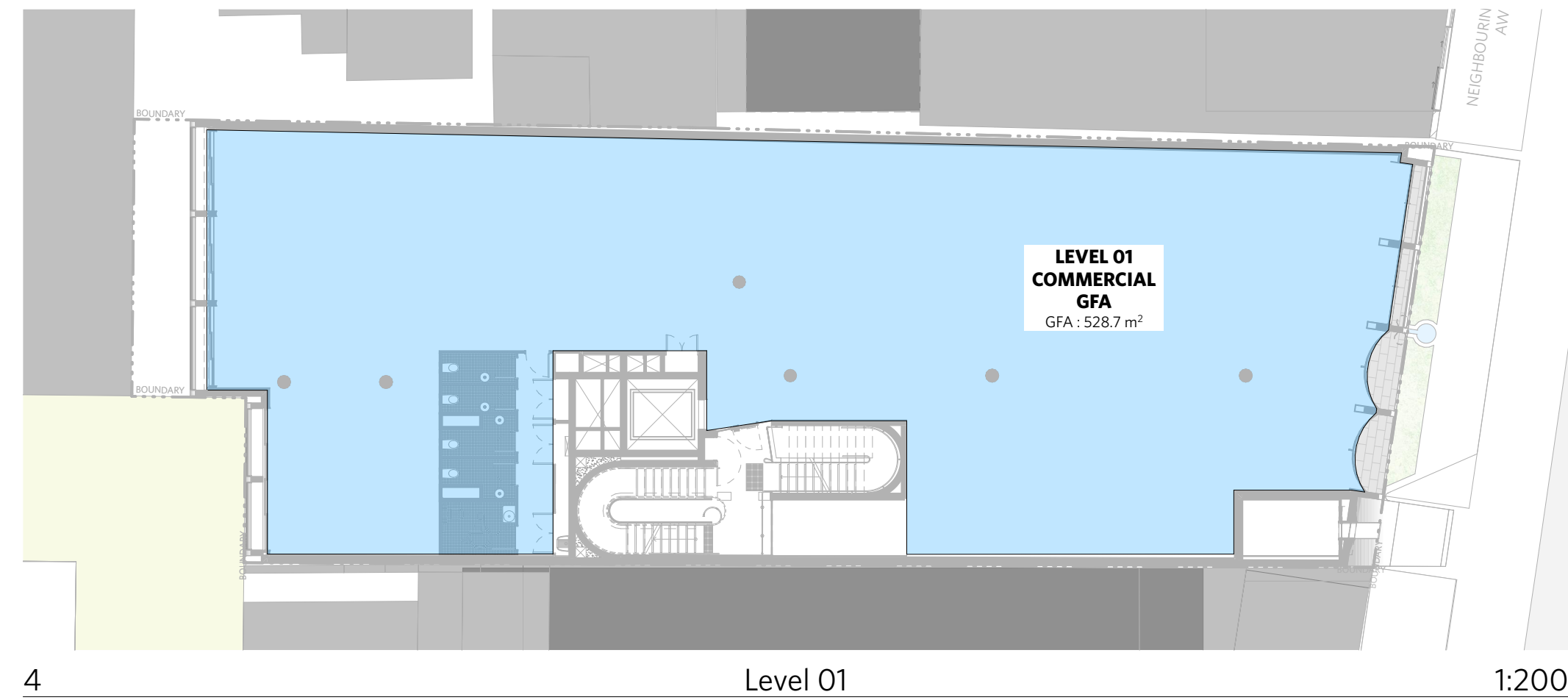
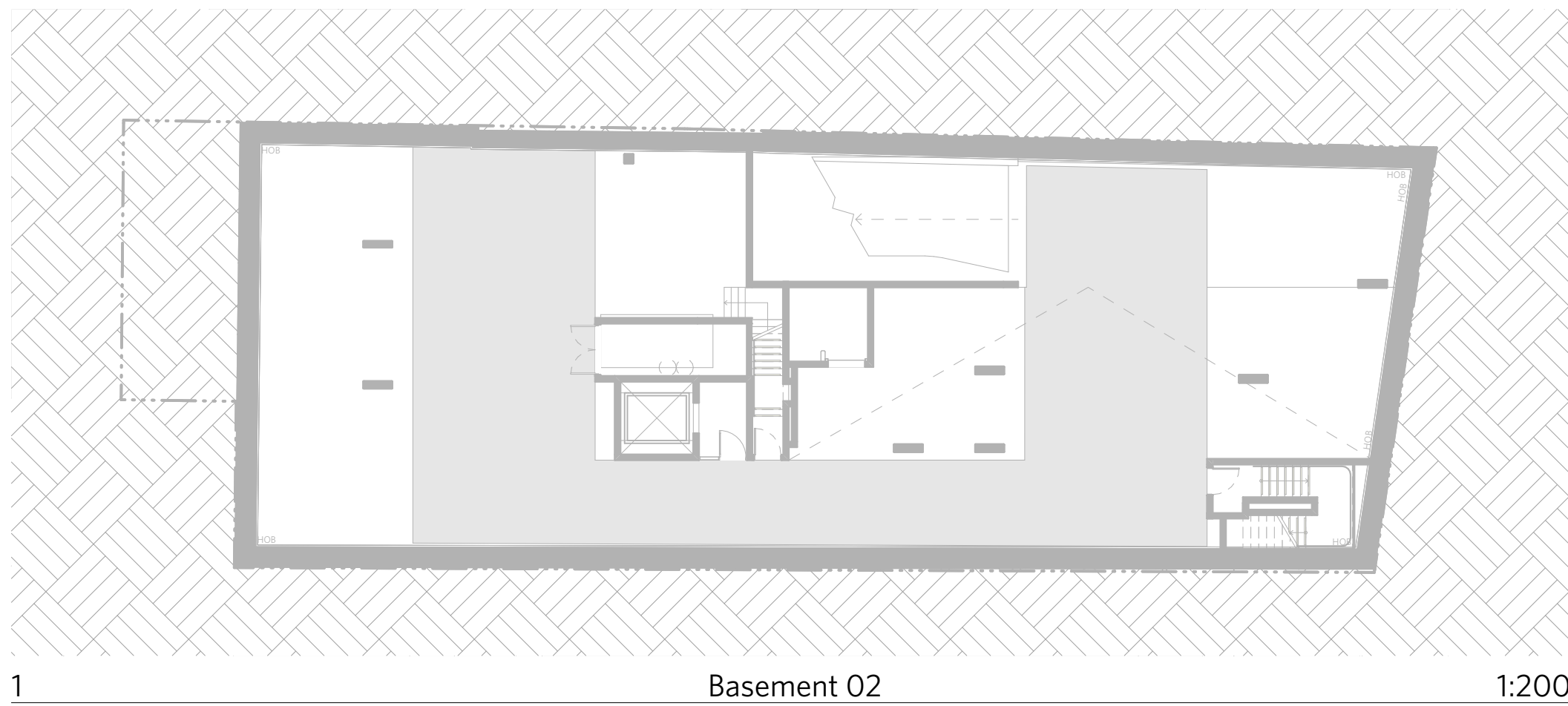
TITLE

GA Sections
Section DD

PROJECT NO. 1728

ISSUE S4.55DA-L

DRAWING NO. A-DA-310-003



CHANGES RELEVANT TO THIS MODIFICATION APPLICATION

APPLICATION

7728 GFA Schedule 1	
Zone Name	Calculated Area (sqm)
LEVEL GFA	177.7
GROUND FLOOR GFA	351.5
L 01 COMMERCIAL GFA	528.7
L 02 COMMERCIAL GFA	564.0
L 03 COMMERCIAL GFA	328.9
	1,950.8 m²

LEGEND	
AC	AIR CONDITIONING
FE	ELECTRICAL SWITCHBOARD
FI	FIRE HYDRANT
FHR	FIRE HOSE REEL
FIP	FIRE INDICATOR PANEL
DP	DOWNPipe
OF	OVERFLOW
RO	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	MOSAIC/TELEPHONICAL RISER
HR	HYDRAULIC RISER
▼	FINISHED RL
▼	STRUCTURAL RL
H	HOSETAP
G	GAS POINT

CHANGE SUMMARY		
REV	CHANGE	DESCRIPTION
DA-L	36	Change of Layout to Level 03 Floor

ISSUE STATUS		
REV	DESCRIPTION	DATE
A	ISSUE TO CLIENT FOR REVIEW	22/4/
B	ISSUE FOR INFORMATION	22/5/
C	ISSUE TO CONSULTANTS	22/5/
D	ISSUE FOR INFORMATION	22/5/
DA	ISSUE FOR DA	22/6/
DA-A	REVISED ISSUE FOR COORDINATION - DA RFI AMENDMENTS	23/1/
DA-B	REVISED SUBMISSION FOR DA	23/1/
DA-C	ISSUE FOR S455	24/04/
DA-J	ISSUE FOR S455 02	24/07/
DA-L	ISSUE FOR S4.55 03 MOD	25/03/


CLIENT	Fortis Development Group
JOB	<p>1728 Fortis South Steyne</p> <p>34-35 South Steyne Manly NSW</p>

ARCHITECT

durbach block jagers

Level 2, 9 Roslyn Street
Potts Point NSW 2011
02 8297 3500
durbachblockjagers.com

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

DRAWN	CHECKED	DATE DRAWN	PRINTED
ND		27.2.25	27/3/20 9:56 am
SCALE 1:200 @ A1 / 1:400 @ A3 2m 4m 6m 8m			

TITLE	GFA & NLA Diagrams GFA Diagrams Sheet 1
-------	--

PROJECT NO.	ISSUE	REV.
1728	S4.55	DA
DRAWING NO.		
A-DA-710-001		