

26 June 2023
Ref 21563

Iris Capital
GPO Box 5479
SYDNEY NSW 2001

Attn: Mr Warwick Bowyer
warwick.bowyer@iriscapital.com.au

Dear Warwick,

**PROPOSED s4.55 MOD 2 APPLICATION
42 NORTH STEYNE, MANLY
TRAFFIC AND PARKING ASSESSMENT REPORT**

As requested, we have reviewed the traffic and parking implications of the proposed s.4.55 MOD 2 application.

I note that the s4.55 MOD 2 amendments comprise minor refinement and fine tuning of the previously approved development, such as changes to doors and windows or glazing, reconfiguration of the ground floor layout such as changes to the lobby and entry, and changes required by the structural engineer.

I note that there will be *no change* to the development yield, and in particular, there will be *no change* to the previously approved vehicular access and car parking arrangements as indicated on the following plans (copies attached).

DA-099 Issue F dated 22 June 2023
DA-100 Issue F dated 22 June 2023

Accordingly, it is clear that the proposed s4.55 MOD 2 application will not result in any change to the previously approved traffic and parking demands generated by the site.

Please do not hesitate to contact me on telephone 9904 3224 should you have any enquiries.

Yours sincerely



Robert Varga
Director
Varga Traffic Planning Pty Ltd

STATUS

SECTION 4.55

Do not scale drawing. Verify all dimensions on site. Report any discrepancies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction.

GRAPHIC SCALE

1:200 @ A3
1:100 @ A1

DRAWING NOTES

LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING COLUMNS TO BE DEMOLISHED / RELOCATED
- EXISTING STRUCTURAL WALL TO BE DEMOLISHED
- EXISTING NON STRUCTURAL WALL TO BE DEMOLISHED (INVESTIGATE & DEMOLISH ALL NON-LOAD BEARING WALLS)
- EXISTING FLOOR TO BE DEMOLISHED
- EXCAVATE
- NEW WALLS
- ADAPTIVE REUSE OF EXISTING STRUCTURE
- EXISTING WITH NO NEW WORKS

CLIENT
IRIS

squillace

ARCHITECTURE /
INTERIORS

www.squillace.com.au

SYDNEY
180 Ashby Street, Barry Hills, NSW 2010
Ph: +61 2 8554 1300
ABN: 24 132 554 753

NOMINATED ARCHITECT
Vince Squillace Reg No. 6456 (NSW),
17219 (VIC), 3677 (QLD), AR1173 (NT)

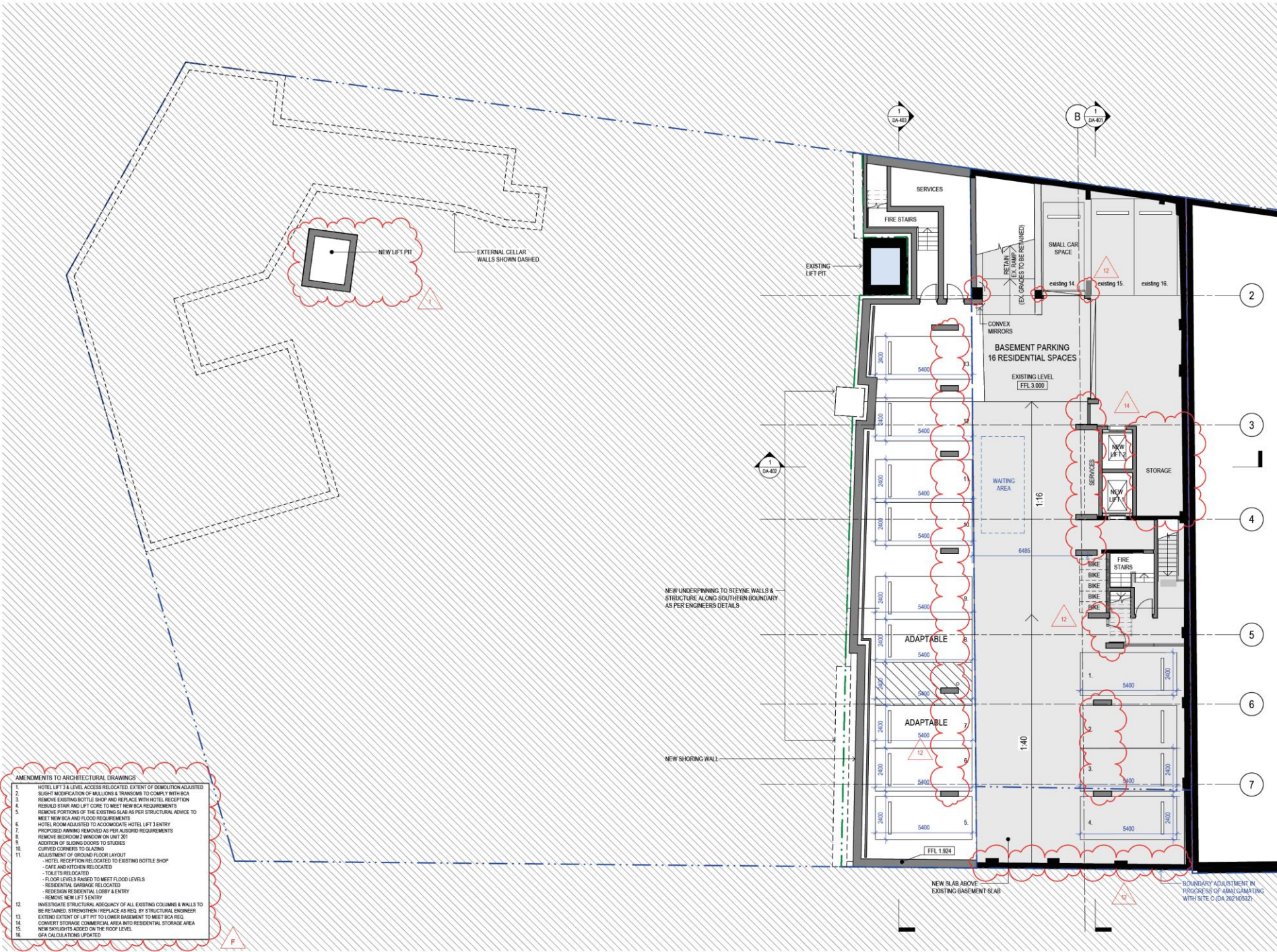
PROJECT
MANLY APARTMENTS
42 NORTH STEYNE, MANLY
LOT 100-102 IN DP 1069144
LOT 1 DP 1034722

DRAWING NO.
DA-099 F

JOB NO. SCALE DATE
IR12014 1:100 @ A1 22.06.2023

DRAWING TITLE
BASEMENT FLOOR PLAN

DRAWN BY CHECKED BY
FO FO



- AMENDMENTS TO ARCHITECTURAL DRAWINGS**
- HOTEL LIFT 3 & LEVEL ACCESS RELOCATED EXTENT OF DEMOLITION ADJUSTED
 - SLIGHT MODIFICATION OF MULLIONS & TRANSOMS TO COMPLY WITH BCA
 - REMOVE EXISTING BOTTLE SHOP AND REPLACE WITH HOTEL RECEPTION
 - RELOCATE STAIR AND LIFT CORE TO MEET NEW BCA REQUIREMENTS
 - REMOVE PORTIONS OF THE EXISTING BLAB AS PER STRUCTURAL ADVICE TO MEET NEW BCA AND FLOOD REQUIREMENTS
 - HOTEL ROOM ADJUSTED TO ACCOMMODATE HOTEL LIFT 3 ENTRY
 - PROPOSED RAMPING REMOVED AS PER ALPHARD REQUIREMENTS
 - REMOVE BEDROOM 2 WINDOW ON UNIT 201
 - ADDITION OF SLIDING DOORS TO STUDIES
 - CURVED CORNERS TO GLAZING
 - ADJUSTMENT OF GROUND FLOOR LAYOUT
 - HOTEL RECEPTION RELOCATED TO EXISTING BOTTLE SHOP
 - CAFE AND KITCHEN RELOCATED
 - TOLERIES RELOCATED
 - FLOOR LEVELS RAISED TO MEET FLOOD LEVELS
 - RESIDENTIAL GARAGE RELOCATED
 - REDESIGN RESIDENTIAL LOBBY & ENTRY
 - REMOVE NEW LIFT 5 ENTRY
 - INVESTIGATE STRUCTURAL ADEQUACY OF ALL EXISTING COLUMNS & WALLS TO BE RETAINED. STRENGTHEN / REPLACE AS REQ. BY STRUCTURAL ENGINEER
 - EXTENDING EXTENT OF LIFT PIT TO LOWER GARMENT TO MEET BCA REQ.
 - CONVERT STORAGE COMMERCIAL AREA INTO RESIDENTIAL STORAGE AREA
 - NEW SKYLIGHTS ADDED ON THE ROOF LEVEL
 - SEA CALCULATIONS UPDATED

1 BASEMENT LEVEL PLAN
1:100 @ A1

SECTION 4.55

Do not scale drawing. Verify all dimensions on site. Report any discrepancies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction.

GRAPHIC SCALE

1:200 @ A3 0 2000 5000
1:100 @ A1  

DRAWING NOTES

LEGEND

-  EXISTING WALLS TO REMAIN
-  EXISTING COLUMNS TO BE DEMOLISHED / RELOCATED
-  EXISTING STRUCTURAL WALL TO BE DEMOLISHED
-  EXISTING NON STRUCTURAL WALL TO BE DEMOLISHED (INVESTIGATE & DEMOLISH ALL NON-LOAD BEARING WALLS)
-  EXISTING FLOOR TO BE DEMOLISHED
-  EXCAVATE
-  NEW WALLS
-  ADAPTIVE REUSE OF EXISTING STRUCTURE
-  EXISTING WITH NO NEW WORKS

CLIENT
IRIS

squillace

ARCHITECTURE / INTERIORS

www.squillace.com.au

SYDNEY
1/80 Albion Street, Surry Hills, NSW 2010
Ph: +61 2 8354 1300
ABN: 24 132 554 753

NOMINATED ARCHITECT
Vince Squillace Reg No. 6468 (NSW),
17219 (VIC), 3677 (QLD), AR1173 (NT)

PROJECT
MANLY APARTMENTS
42 NORTH STEYNE, MANLY
LOT 100-102 IN DP 1069144
LOT 1 DP 1034722

DRAWING NO. DA-100 ISSUE F

JOB NO.	SCALE	DATE
IRI2014	1 : 100 @ A1	22.06.2023

DRAWING TITLE
GROUND FLOOR PLAN

DRAWN BY
EQ

CHECKED BY
EQ

