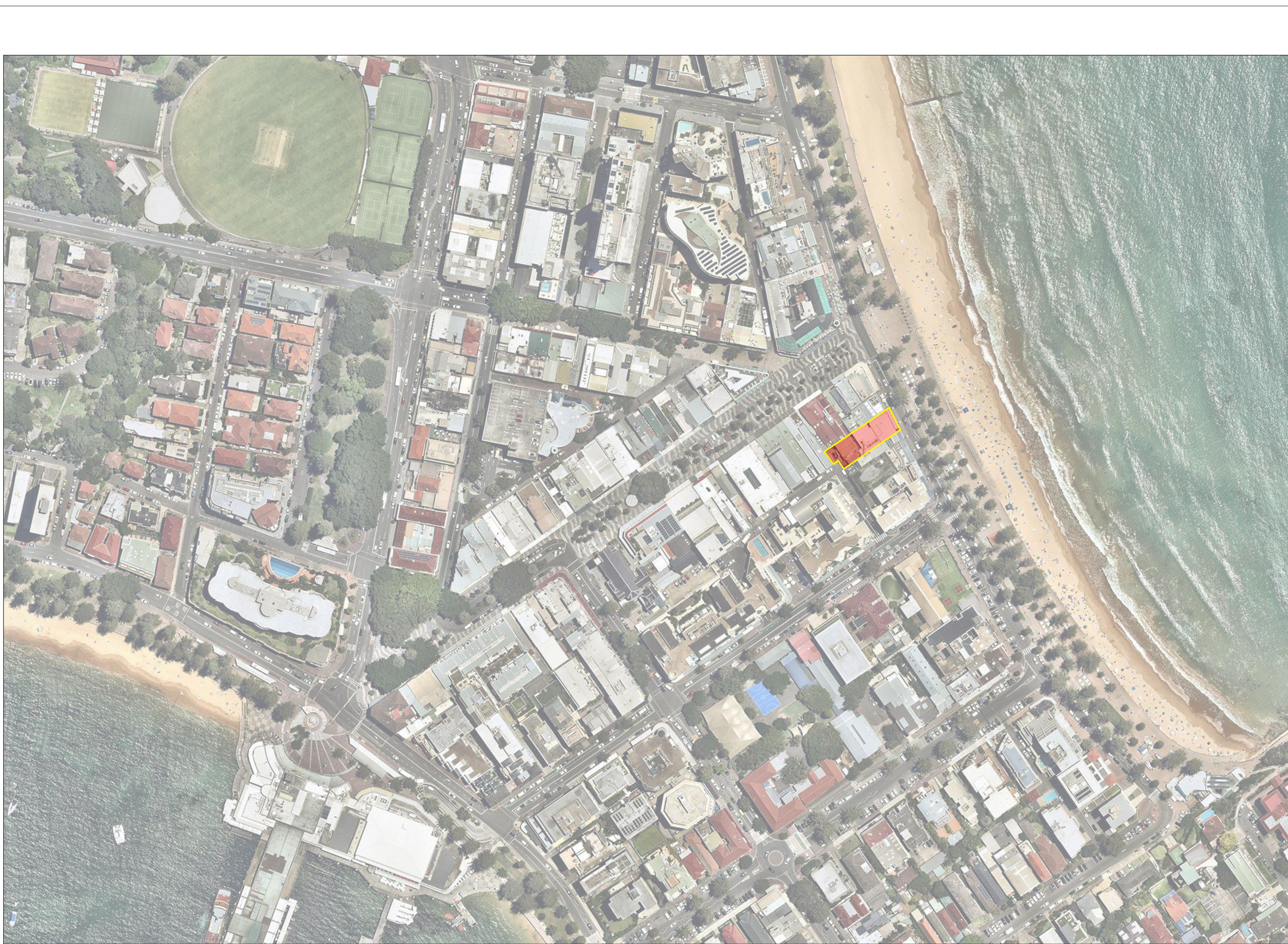


fortis south steyne

34 - 35 SOUTH STEYNE, MANLY

LOT B, DP 102407 & LOT 2, DP 861591

Drawing List	Drawing No	Drawing Name	Scale	Current Revision ID
100 Site Plans	A-DA-001-001	Title Sheet		DA
	A-DA-001-002	Architect's Statement		DA
	A-DA-001-003	Architect Bio		DA
101 Demolition Plans	A-DA-100-001	Site Plan	1:200	DA
	A-DA-100-002	Site Plan Analysis	1:200	DA
102 Excavation Plans	A-DA-101-001	Demolition Plan	1:100	DA
110 GA Plans	A-DA-102-001	Bulk Excavation	1:100	DA
	A-DA-110-000	Basement 2 Plan	1:100	DA
210 GA Elevation	A-DA-110-001	Basement 1 Plan	1:100	DA
	A-DA-110-003	Ground Plan	1:100	DA
	A-DA-110-004	Level 1 Plan	1:100	DA
	A-DA-110-005	Level 2 Plan	1:100	DA
	A-DA-110-006	Level 3 Plan	1:100	DA
	A-DA-110-007	Roof Plan	1:100	DA
	A-DA-210-001	North & South Elevations	1:100	DA
310 GA Sections	A-DA-210-002	East & West Elevation	1:100	DA
	A-DA-310-001	Section AA, BB & EE	1:100	DA
710 GFA & NLA Diagrams	A-DA-310-002	Section CC	1:100	DA
	A-DA-310-003	Section DD	1:100	DA
	A-DA-710-001	GFA Diagrams Sheet 1	1:200	DA
720 Shadow Diagrams	A-DA-710-003	ESD Diagram		DA
	A-DA-720-001	Shadow Diagrams Sheet 1	1:300	DA
730 View Analysis	A-DA-730-002	RL 21.96		DA
810 Materials & Finishes	A-DA-810-001	Materials & Finishes		DA
820 Signage	A-DA-820-001	Signage Strategy	1:100	DA
900 Photomontage	A-DA-900-001	South Steyne View		DA
	A-DA-900-002	Rialto Lane Perspective		DA
A4 Notification Plans	A-DA-A4-01	A4 Notification Sheet 01	1:500	DA
	A-DA-A4-02	A4 Notification Sheet 02	1:200	DA
	A-DA-A4-03	A4 Notification Sheet 03	1:200	DA



Locality Diagram

Site Area	690.2m ²
FSR	2.55:1
Allowable FSR	3:1
GFA Schedule	Area
Level 03	209.42
Level 02	522.29
Level 01	502.75
Ground	370.54
Basement 01	152.04
GFA Total:	1,757.04 m²
Allowable GFA:	2070.6m²



NOTES

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NSW Reg. No 5850

LEGEND	

LEGEND

AC	AIR CONDITIONING
E	ELECTRIC 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
ME	MECHANICAL/ELECTRICAL RISER
HY	HYDRAULIC RISER
ST	STRUCTURAL RL
H	HOSEPAT
G	GAS POINT

ISSUE STATUS

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

CLIENT	Fortis Development Group
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JOB
1728 Fortis South Steyne

34-35 South Steyne Manly NSW

ARCHITECT

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SCALE

NTS

TITLE

Title Sheet


PROJECT NO.	ISSUE	REV.
1728	DA	DA

DRAWING NO. A-DA-001-001

durbach block jagers



The subject site is not located in the Corso but falls within the Corso conservation zone. The block in which it is located is bookended by good examples of heritage corner buildings but sits directly adjacent to buildings which do not contribute to the heritage character of the Manly Town Centre.



Programatically the proposal consists of reusing existing office space over and ancillary uses within a new level 3 allows for a generous east facing roof terrace. Access to level 3 as well as via the circular central stair



One - to form a through site link, one and two storeys high, running east/west along the south boundary of the site and aligning axially with Rialto Lane, connecting with the paved shareway part of the lane.

Two - to create a single, central, curved stair around a courtyard to vertically link and provide entry and egress from the commercial levels, provide daylight and natural ventilation to the centre of the deep floor plate. This courtyard also connects with and provides daylight to the mid point of the through site link via the commercial lobby.

Positioned on the beachfront at South Steyne, south of the Corso and east of Rialto Lane, the site provides a unique opportunity to contribute to the developed and lively pedestrian network of the Manly town centre.

Manly Corso consists of a largely intact strip of late 19th century and some 20th century two and three storey, fine grained shop-top mixed use buildings, punctuated by larger corner buildings such as St Mathews Church, the New Brighton Hotel and the Steyne Hotel.



Programmatically the proposal consists of retail F&B uses at the ground floor, commercial office space over and ancillary uses within a two level basement. A height plane setback on level 3 allows for a generous east facing roof garden and terrace accessed both direct from level 3 as well as via the circular central stair which becomes an external stair on this level.

The north and south walls of the proposal are side boundary or party wall conditions. All access to daylight and natural ventilation is via the east street elevation, west laneway elevation or via a central courtyard and stair.



The proposal is characterised by limited palette of beautiful materials, thoughtfully and precisely detailed with finesse. The timeless elegance of large brass frames hold glass as the primary facade material, used as a window and as a taut surface embracing the delight of large panels of glass.

The proposal celebrates the extraordinary beauty of sheer and arced glass and the particularity of its reflective and transparent nature. This continuously changing surface becomes the theatre where the coastal setting plays out.



A uniquely familiar combination of Mies van der Rohe and Carlo Scarpa, the new building treads a careful path between gentle addition and alternate future.

Not an architecture of pastiche or historicism but rather a restrained and thoughtful proposal that gives cues for future developments.

Architecturally the primary expression of the building occurs on South Steyne.

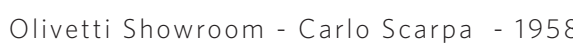
Like the fine 19th century examples found on the Corso, the proposal seeks to contribute to a clear street wall alignment, building flush to the street boundary and meeting the height the neighbouring parapet to the North.

The proposal is a contemporary response to its context and use. The fine grain scale of the openings reflects rather than imitates the scale of the street wall, creating a contemporary office environment with generous views and terraces.



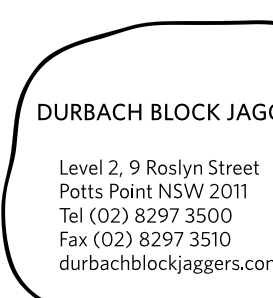
We understand that new building in a powerfully formed architectural context requires deep understanding and careful insertion. It is not simply about acceptable moves relative to heritage issues, but penetrating the logic of the existing, allowing it to inform and shape the new. This comes from a real love of many architectures, rather than a overarching commitment to any singular approach.

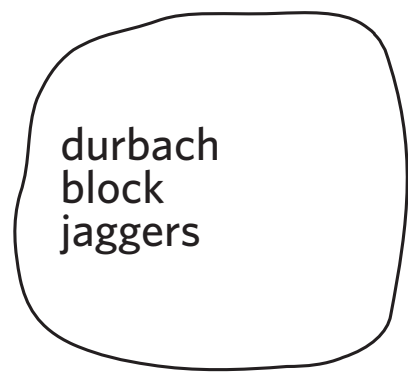
We believe it is possible to add in such a way that is both powerful and iconic in itself and also illuminates the existing buildings and urban patterns.



Durbach Block Jagers - 2022

[illegible]

CLIENT		Fortis Development Group	
JOB#			
1728 Fortis South Steyne			
34-35 South Steyne Manly NSW			
ARCHITECT			
			
Level 2, 9 Roslyn Street Potts Point NSW 2011 Tel (02) 8297 3500 Fax (02) 8297 3510 durbackblockjaggers.com			
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Architect's Statement			
PROJECT NO.	ISSUE	REV	
1728	DA	DA	
DRAWING NO.			
A-DA-001-002			



Neil Durbach, Camilla Block and David Jagers are the directors of Durbach Block Jagers Architects.

We are a permanent team of twelve who have worked together for over twenty years.

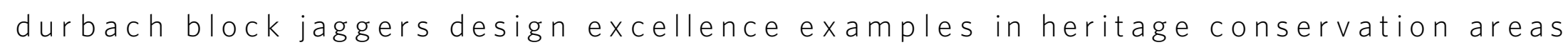
We are a practice committed to search for the possibilities of architecture itself - its power and poetry; its pleasure and necessity.

We work within the parameters of appropriateness and innovation, subscribing to a sensibility of sensitivity, seamlessly integrating landscape and architecture.

Durbach Block Jagers Architects are focused on delivering quality in all projects.

Below is a list of selected awards & accolades received over the past 25 years.

2022	Fabric House	Newcastle Architecture Medal - Newcastle Architecture Awards
2022	Fabric House	Award for Urban Design - Newcastle Architecture Awards
2022	Fabric House	Award for Residential Architecture (Multiple Housing) - Newcastle Architecture Awards
2021	Phoenix Central Park	The Chicago Athenaeum Museum of Architecture and Design International Architecture Award
2021	Phoenix Central Park	World Architecture Festival - World Building of the Year
2021	House Ngaio, Palm Beach	AIA NSW Residential Architecture Commendation
2020	Phoenix Central Park	AIA NSW Architecture Medallion
2020	Phoenix Central Park	AIA National Emil Soderston Award For Interior Architecture
2020	Phoenix Central Park	AIA National Harry Seidler Award For Commercial Architecture
2020	Phoenix Central Park	Dezeen Award: Cultural Building of the year
2017	Tamarama House	AIA National Robin Boyd Award For Residential Buildings
2017	Tamarama House	AIA NSW Wilkinson Award For Residential Buildings
2015	UTS Science Faculty, Building 7	AIA National Educational Architecture Award
2015	UTS Science Faculty, Building 7	AIA NSW Educational Architecture Award
2015	UTS Science Faculty, Building 7	City of Sydney Lord Mayor's Prize
2014	North Bondi SLSC	AIA NSW Public Architecture Award
2014	Balmain Apartment	AIA National Small Project Award
2014	Balmain Apartment	AIA NSW Small Project Award
2014	Balmain Apartment	Houses Award Apartment
2011	Garden House	AIA NSW Residential Architecture Award
2010	Garden House	Horbury Hunt Award
2010	Infinity House	Think Brick About Face Design Award Winner
2010	Roslyn Street	AIA National Harry Seidler Award for Commercial Architecture
2010	Roslyn Street	AIA NSW Chapter Sir Arthur G Stephenson Award for Commercial Architecture
2009	Sussan Sportsgirl Headquarters	AIA National Award for Commercial Architecture
2009	Sussan Sportsgirl Headquarters	AIA Sir Osborn McCutcheon Award for Commercial Architecture
2006	Brick Pit Ring	AIA National Special Jury Award
2006	Brick Pit Ring	AIA NSW Chapter Lloyd Rees Award for Civic Design
2005	Holman House	AIA National Award for Residential Architecture
2005	Holman House	AIA NSW Wilkinson Award For Residential Buildings
2004	House Spry	AIA National Robin Boyd Award For Residential Buildings
2004	House Spry	AIA NSW Residential Architecture Award
2003	Commonwealth Place	AILA Landscape Architecture Award
2003	Commonwealth Place	PIA Urban Design Excellence Award
2003	Commonwealth Place	AIA Urban Design Award
1998	Droga Apartment	AIA National Robin Boyd Award For Residential Buildings
1998	Droga Apartment	AIA NSW Wilkinson Award For Residential Buildings
1997	Einfeld Apartment	AIA Interior Architecture Award

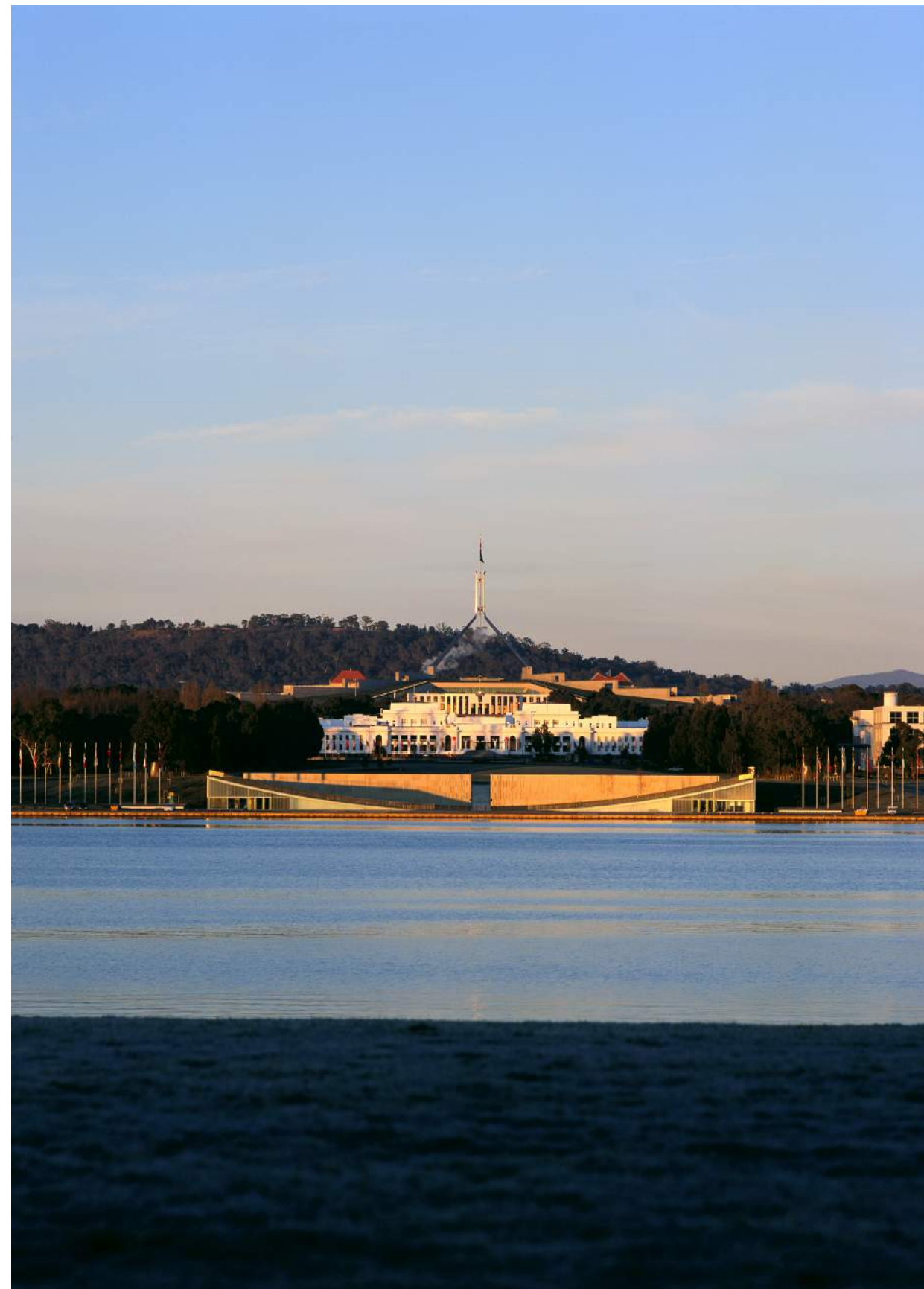


Roslyn Street - Potts Point, Sydney
Heritage Conservation Area - Potts Point

Awards & Accolades:

2010 AIA National Harry Seidler Award for Commercial Architecture

2010 AIA NSW Chapter Sir Arthur G Stephenson Award for Commercial Architecture



Commonwealth Place - Canberra
Heritage Conservation Area - Canberra

Awards & Accolades:
2003 AIA Urban Design Award
2003 PIA Urban Design Excellence Award
2003 AIA Landscape Architecture Award



Fabric House - Newcastle
Heritage Conservation Area - Newcastle

Awards & Accolades:

2022 Award for Residential Architecture (Multiple Housing)
- Newcastle Architecture Awards

2022 Award for Urban Design - Newcastle Architecture Awards

2022 Newcastle Architecture Medal - Newcastle Architecture Awards



North Bondi Surf Life Saving Club - Bondi
Heritage Conservation Area - Bondi Beach

Awards & Accolades:
2014 AIA NSW Public Architecture Award



Droga Apartment - Sydney
Adjoining a Heritage Item - Surry Hills, Sydney

Awards & Accolades:

1998 AIA NSW Wilkinson Award for Residential Buildings

1998 AIA National Robin Boyd Award For Residential Buildings



Omnia - Kings Cross, Sydney

Heritage Conservation Area - Kings Cross
Awards & Accolades:
Featured in the Design and Place SEPP design guide
Winner of invited design competition
2019 urban Taskforce Development Excellence awards
(High Rise City Apartment Development Category)
2019 Master Builders Association (Construction Award in the Adaptive Reuse category)
ACSE Awards 2019 (Large buildings category)

NOTES

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Nominated Architect Neil Durbach
NSW Reg. No 5850

LEGEND

AC	AIR CONDITIONING
E	ELECTRICAL SWITCHBOARD
FH	FIRE HYDRANT
FR	FIRE HOSE REEL
FI	FIRE INDICATOR PANEL
DP	DOWNPPIPE
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
MR	MOSAIC TILED FINISH
ME	MECHANICAL/ELECTRICAL RISER
HR	HYDRAULIC RISER
▽	FINISHED RL
▽	STRUCTURAL RL
H	HOSETAP
G	GAS POINT

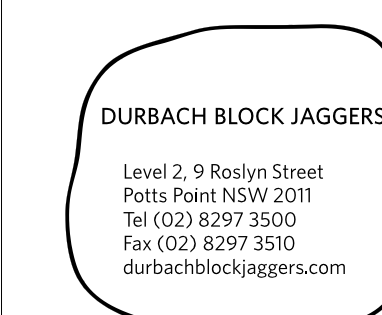
ISSUE STATUS

REV	DESCRIPTION	DATED
DA	ISSUE FOR DA	22/06/2017

CLIENT	Fortis Development Group
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JOB
1728 Fortis South Steyne
34-35 South Steyne Manly NSW

ARCHITECT



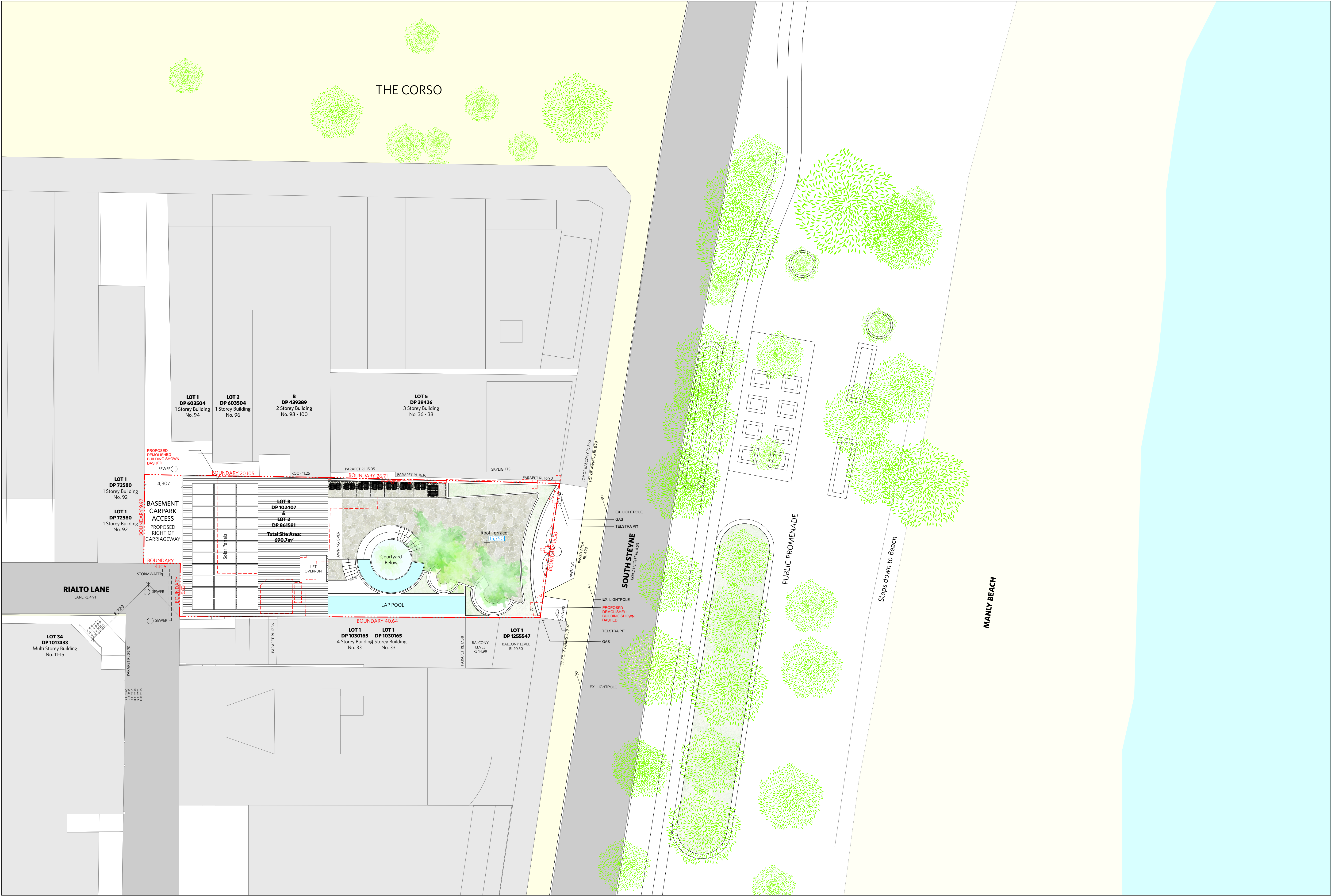
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Architect Bio

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A-DA-001-003



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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

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

CLIENT

Fortis Development Group

JOB

1728 Fortis South Steyne

34-35 South Steyne Manly NSW

ARCHITECT

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ND	DJ	22/6/29	30/6/22	6:25 pm

SCALE

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2m

4m

6m

8m

TITLE

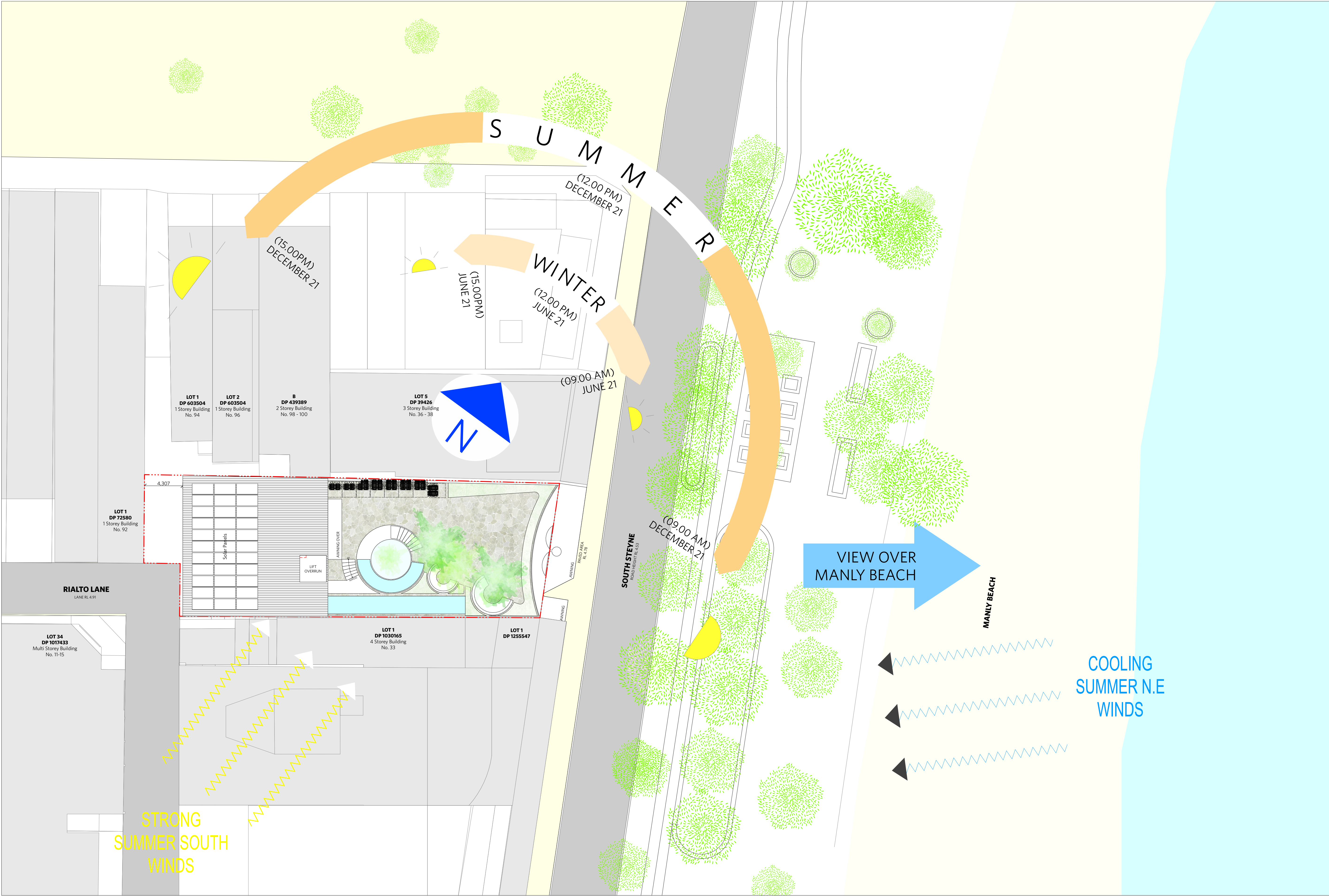
Site Plans

Site Plan

PROJECT NO.	ISSUE	REV.
1728	DA	DA

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A-DA-100-001



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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

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DA	ISSUE FOR DA	22/6/29

CLIENT Fortis Development Group

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34-35 South Steyne Manly NSW

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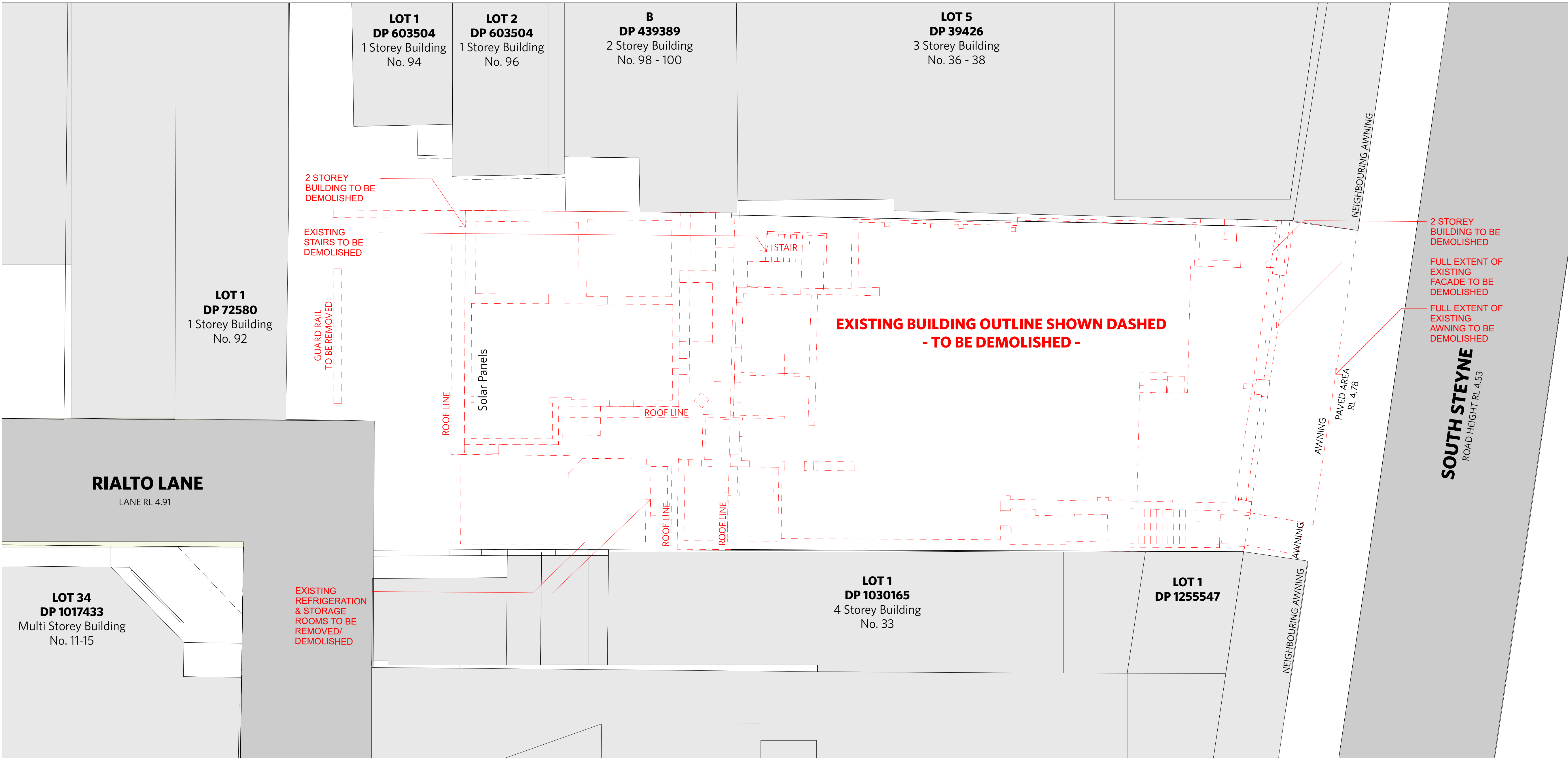
2m 4m 6m 8m

TITLE

Site Plans

Site Plan Analysis

PROJECT NO.	ISSUE	REV.
1728	DA	DA
DRAWING NO.		
A-DA-100-002		



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▽	FINISHED RL
▼	STRUCTURAL RL
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CLIENT Fortis Development Group

JOB

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34-35 South Steyne Manly NSW

ARCHITECT

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SCALE

1:100 @ A1 / 1:200 @ A3

2m 4m

TITLE

Demolition Plans

Demolition Plan

PROJECT NO.	ISSUE	REV
1728	DA	DA

DRAWING NO.

A-DA-101-001

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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

▼

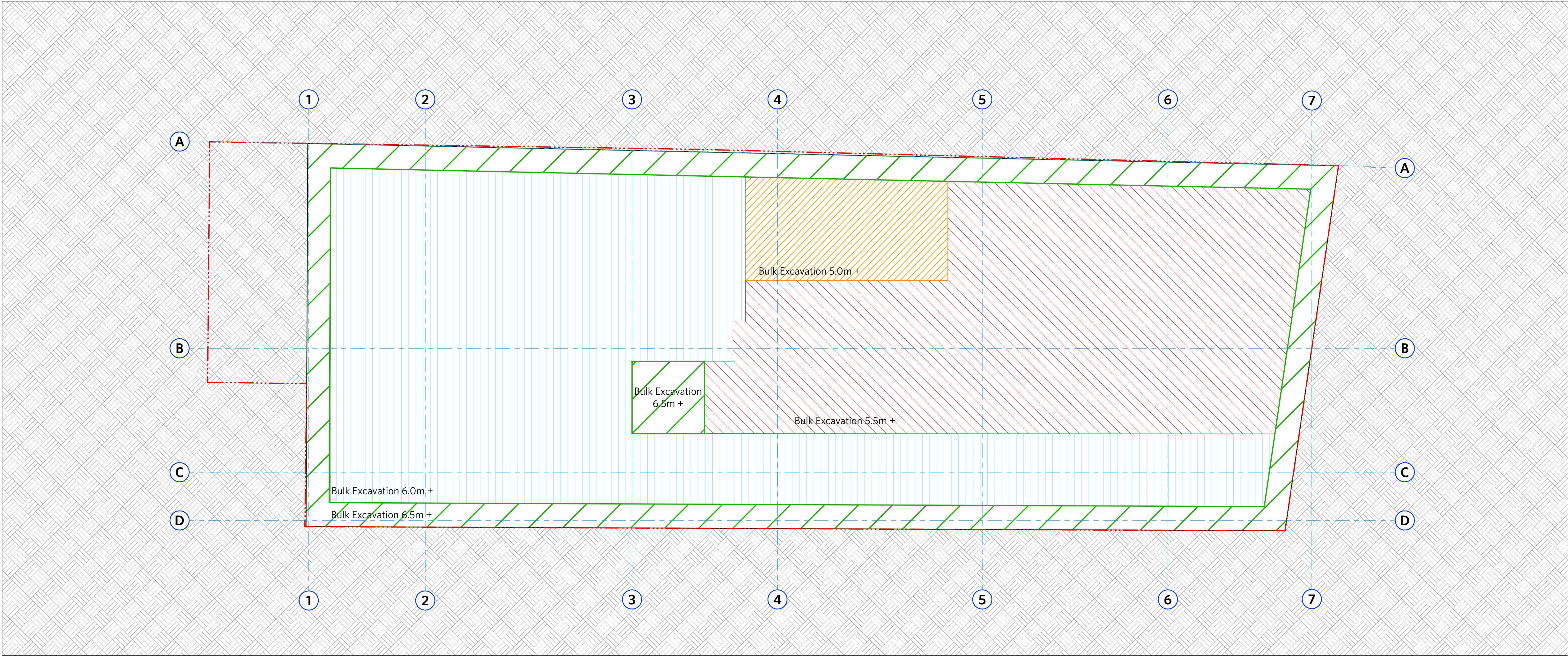
STRUCTURAL RL

H

HOSETAP

G

GAS POINT



1

Bulk Excavation Plan

1:100

Bulk Excavation 5.0m +

Bulk Excavation 5.5m +

Bulk Excavation 6.0m +

Bulk Excavation 6.5m +

ISSUE STATUS		
REV	DESCRIPTION	DATE
A	ISSUE FOR INFORMATION	22/5/05
B	ISSUE TO CONSULTANTS	22/5/10
C	ISSUE FOR INFORMATION	22/5/20
DA	ISSUE FOR DA	22/6/29

CLIENT Fortis Development Group

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34-35 South Steyne Manly NSW

ARCHITECT

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SCALE

1:100 @ A1 / 1:200 @ A3

2m

4m

TITLE

Excavation Plans

Bulk Excavation

PROJECT NO.	ISSUE	REV
1728	DA	DA

DRAWING NO.

A-DA-102-001

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
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HR	HYDRAULIC RISER
▽	FINISHED RL
▼	STRUCTURAL RL
H	HOSETAP
G	GAS POINT

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
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

CLIENT Fortis Development Group

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34-35 South Steyne Manly NSW

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CHECKED DJ
DATE DRAWN 23/1/20
PRINTED 20/1/23 2:49 pm

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

2m 4m

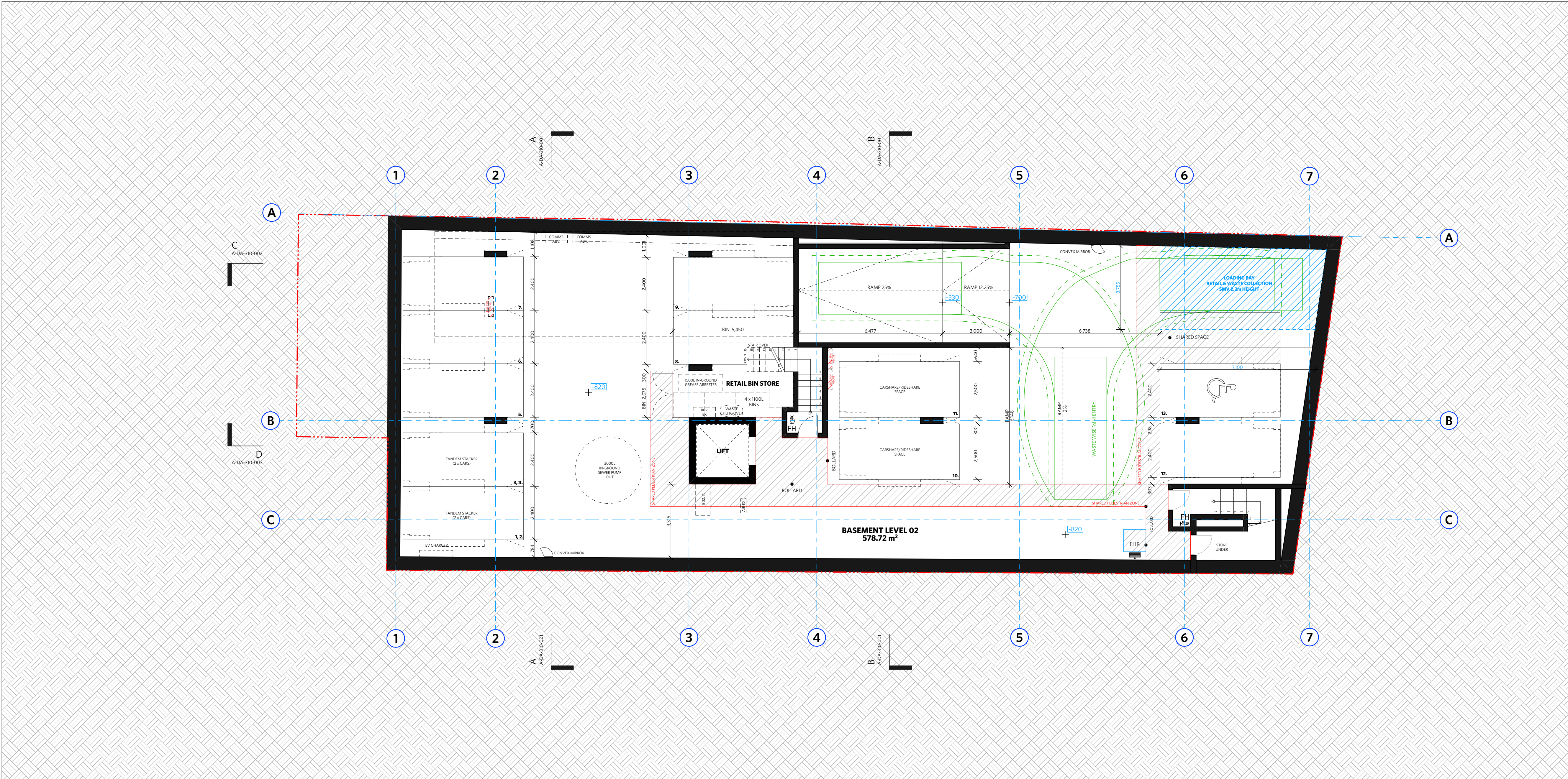
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GA Plans

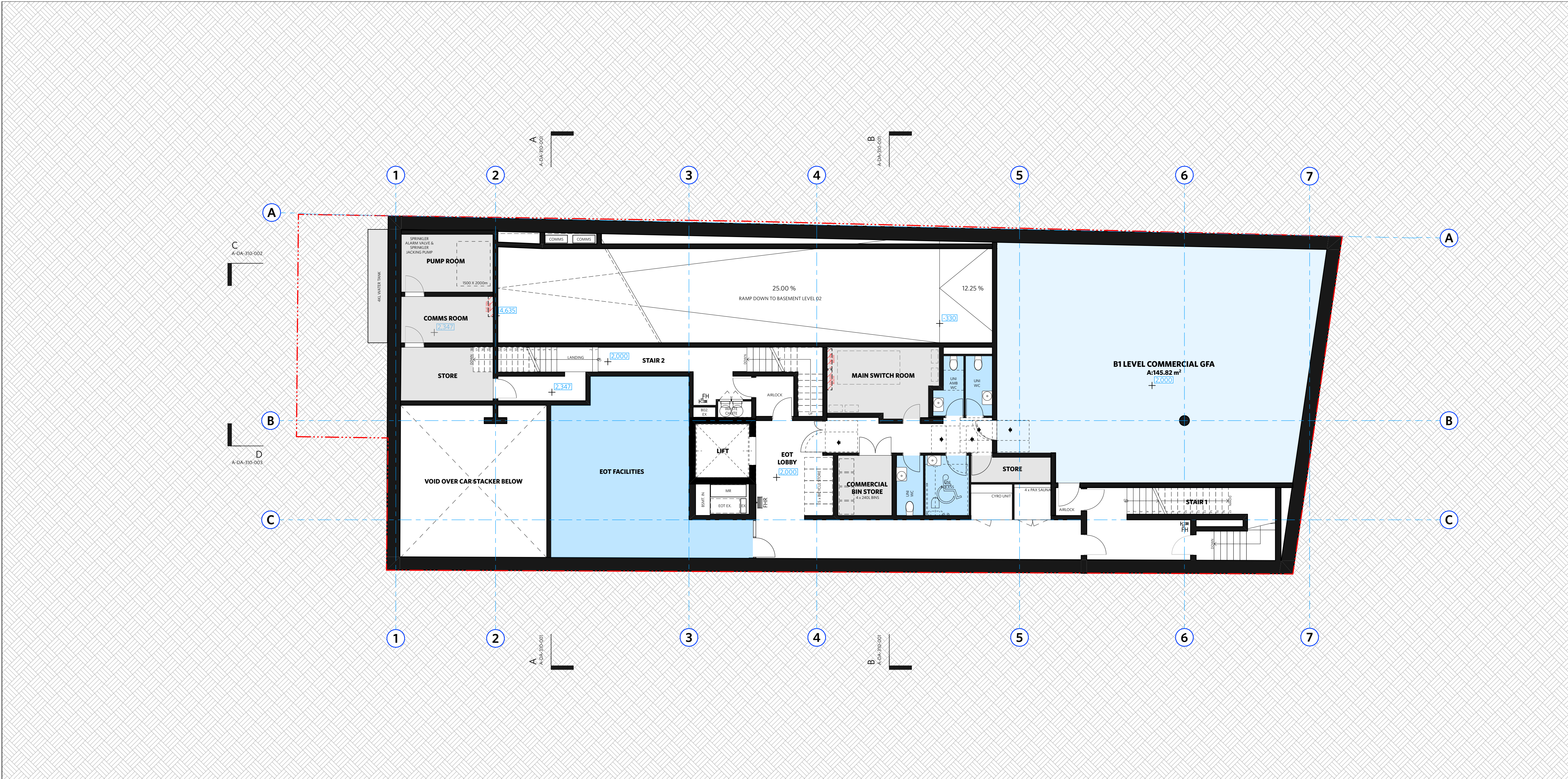
Basement 2 Plan

PROJECT NO. 1728
ISSUE DA
REV DA-B

DRAWING NO. A-DA-110-000



1 Basement 02 1:100



1 Basement 01 1:100

NOTES

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NSW Reg. No 5850

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

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
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

CLIENT Fortis Development Group

JOB

1728 Fortis South Steyne

34-35 South Steyne Manly NSW

ARCHITECT

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ND	DJ	23/1/20	20/1/23 3:34 pm

SCALE

1:100 @ A1 / 1:200 @ A3

2m 4m

TITLE

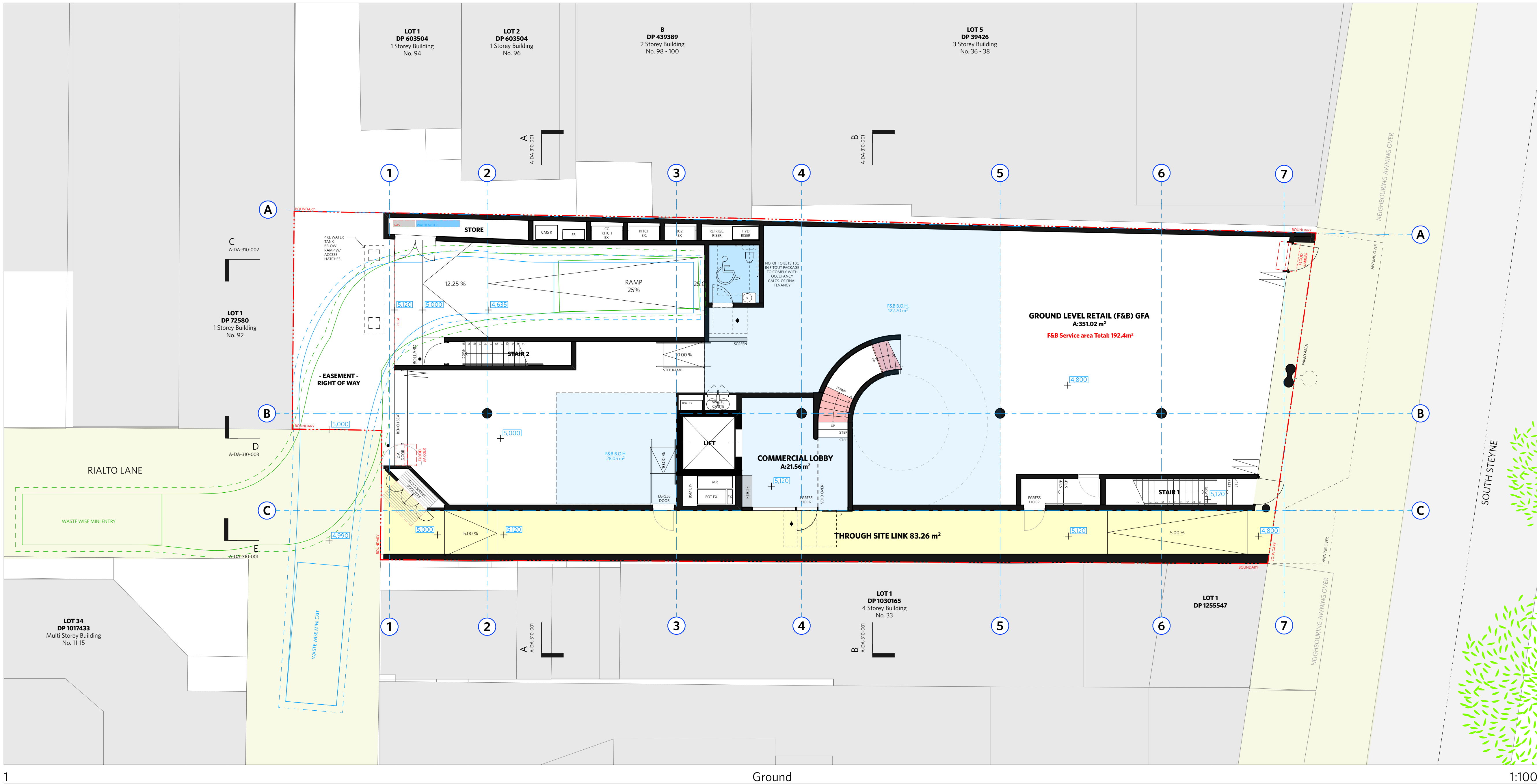
GA Plans

Basement 1 Plan

PROJECT NO.	ISSUE	REV
1728	DA	DA-B

DRAWING NO.

A-DA-110-001



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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
H HOSETAP
G GASPOINT

NOTE:
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DA-B	REVISED SUBMISSION FOR DA	23/1/20

CLIENT Fortis Development Group
JOB 1728 Fortis South Steyne
34-35 South Steyne Manly NSW

ARCHITECT

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ND	DJ	23/1/20	20/1/23	2:49 pm

SCALE

1:100 @ A1 / 1:200 @ A3

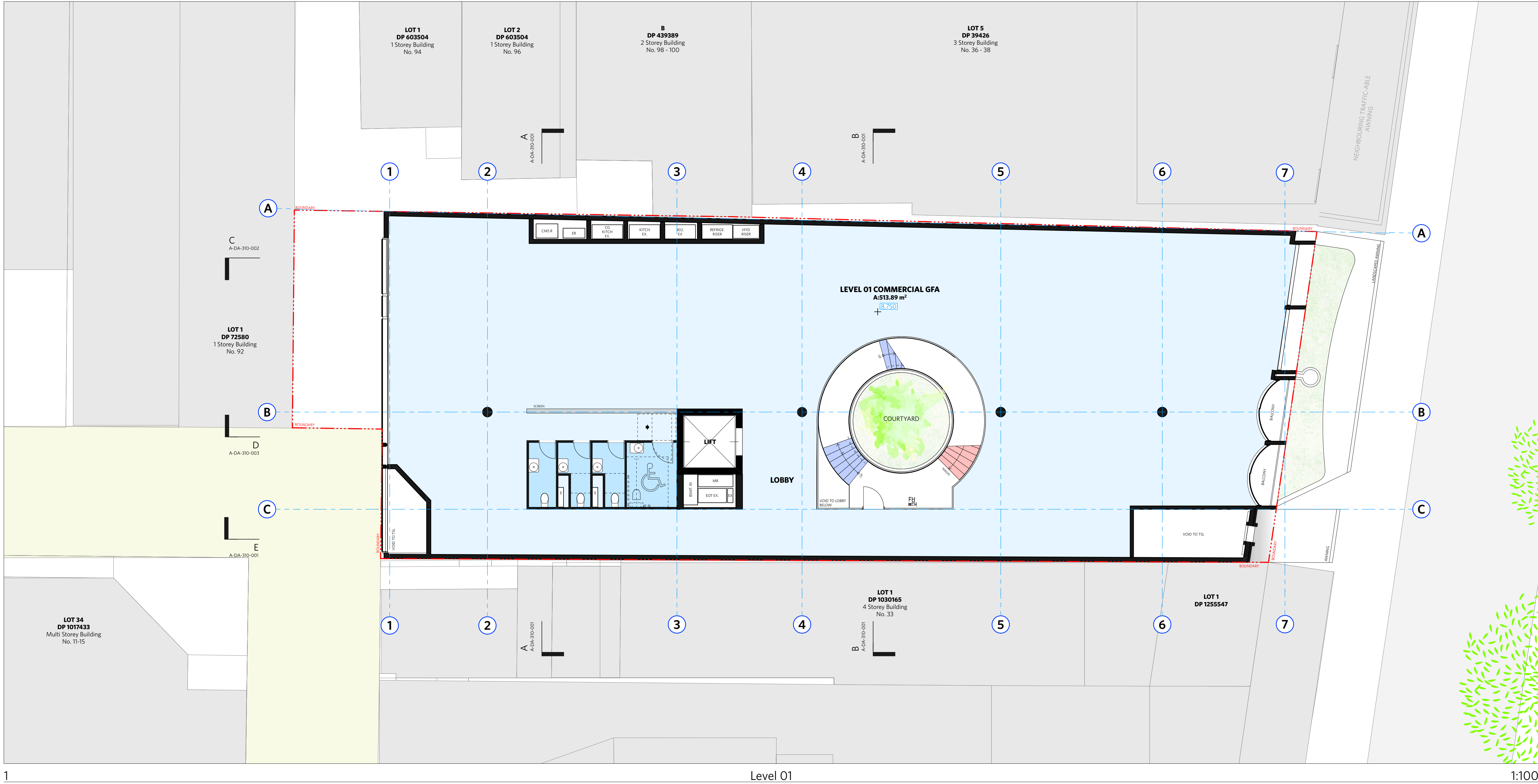
2m4m

TITLE
GA Plans
Ground Plan

PROJECT NO.	ISSUE	REV
1728	DA	DA-B

DRAWING NO.

A-DA-110-003



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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

ISSUE STATUS		
REV	DESCRIPTION	DATE
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DA-A	REVISED ISSUE FOR COORDINATION - DA RFI AMENDMENTS	23/1/12
DA-B	REVISED SUBMISSION FOR DA	23/1/20

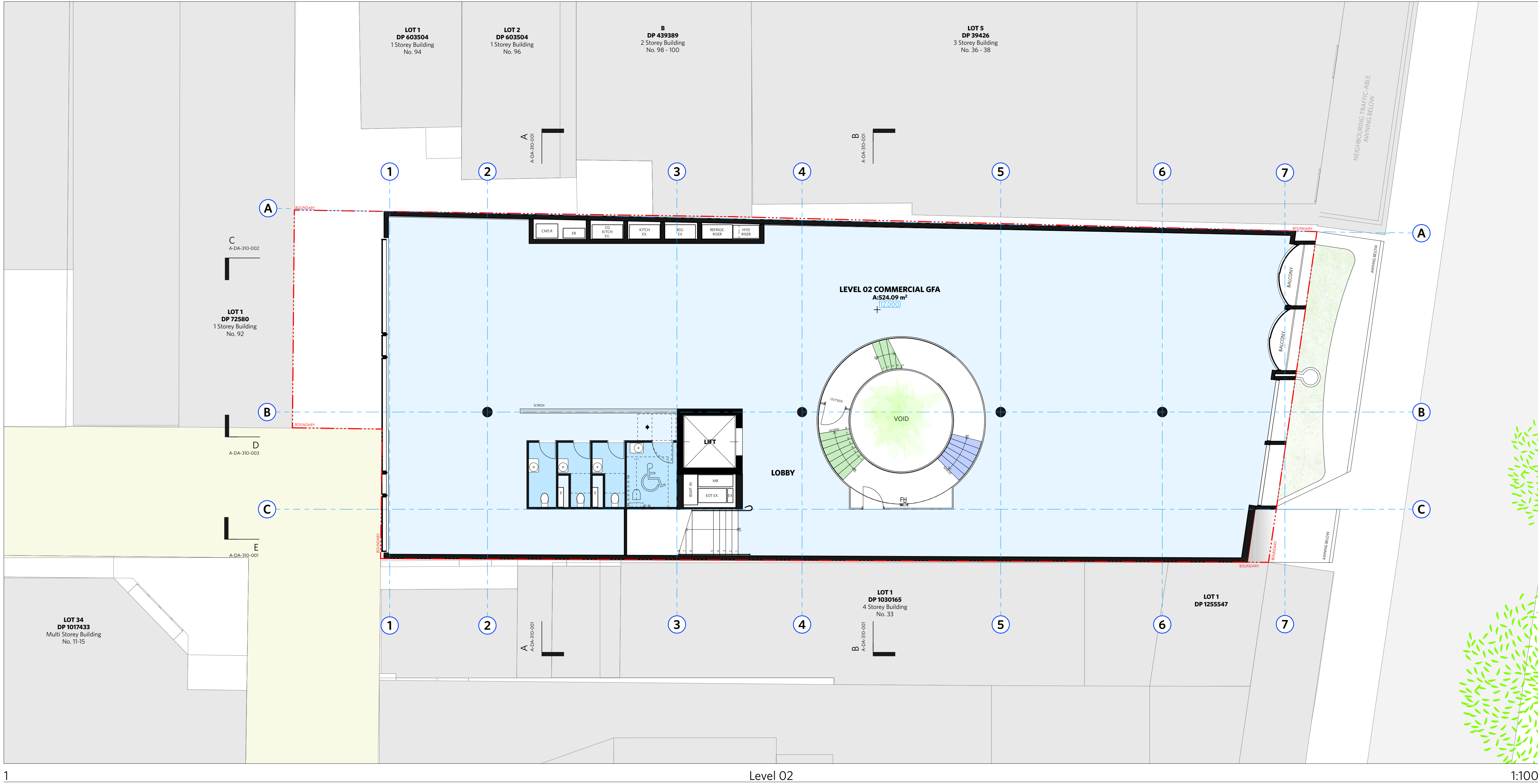
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DATE DRAWN 23/1/20
PRINTED 20/1/23 2:49 pm
SCALE 1:100 @ A1 / 1:200 @ A3
2m 4m

TITLE
GA Plans
Level 1 Plan

PROJECT NO. 1728
ISSUE DA
REV DA-B
DRAWING NO. A-DA-110-004



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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	

ISSUE STATUS		
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DA-B	REVISED SUBMISSION FOR DA	23/1/20

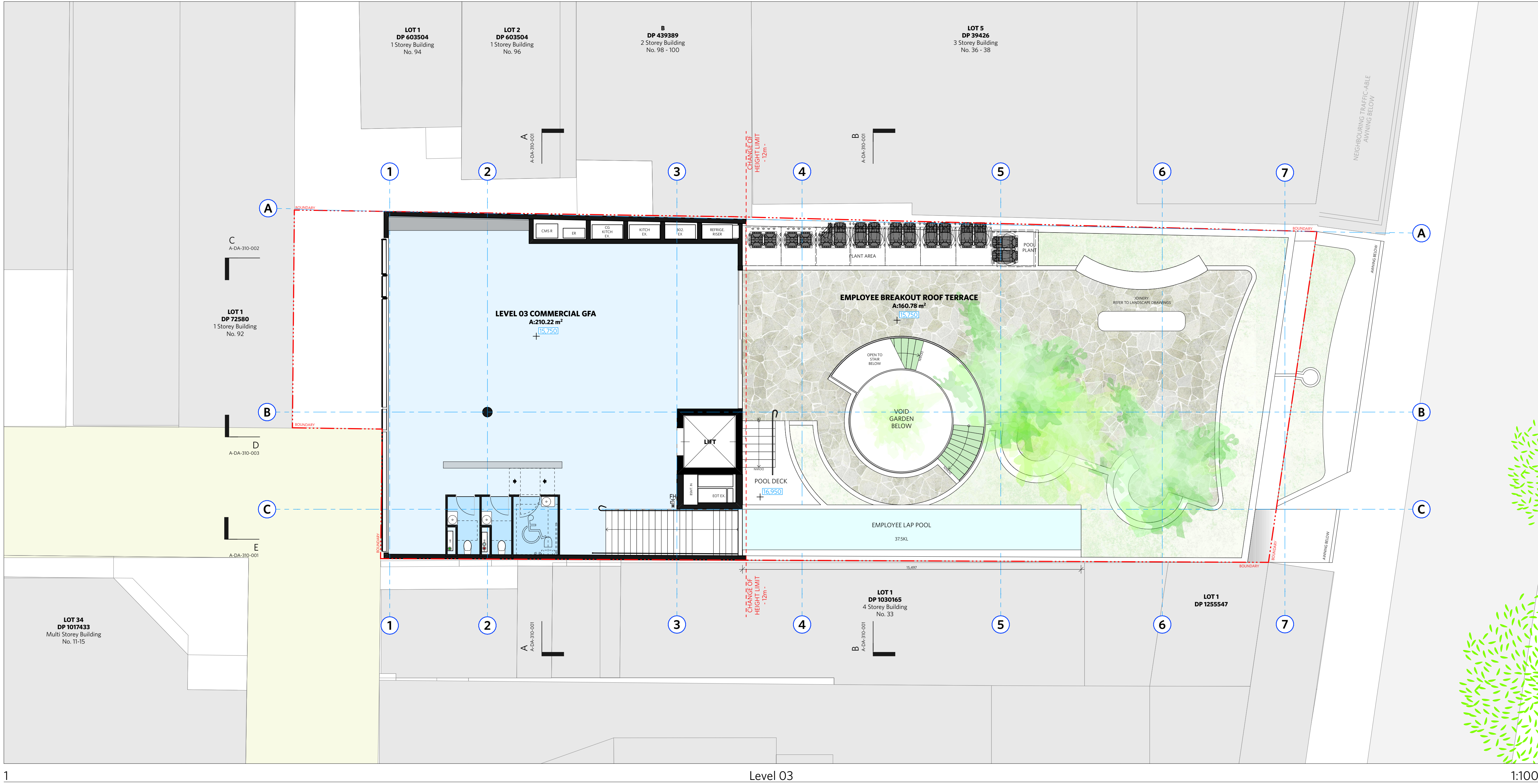
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ND	DJ	23/1/20		20/1/23 2:49 pm
SCALE 1:100 @ A1 / 1:200 @ A3				
1:100 @ A1 / 1:200 @ A3 2m 4m				

TITLE
GA Plans
Level 2 Plan

PROJECT NO.	ISSUE	REV
1728	DA	DA-B
DRAWING NO. A-DA-110-005		



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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

ISSUE STATUS		
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DA-A	REVISED ISSUE FOR COORDINATION - DA RFI AMENDMENTS	23/1/12
DA-B	REVISED SUBMISSION FOR DA	23/1/20

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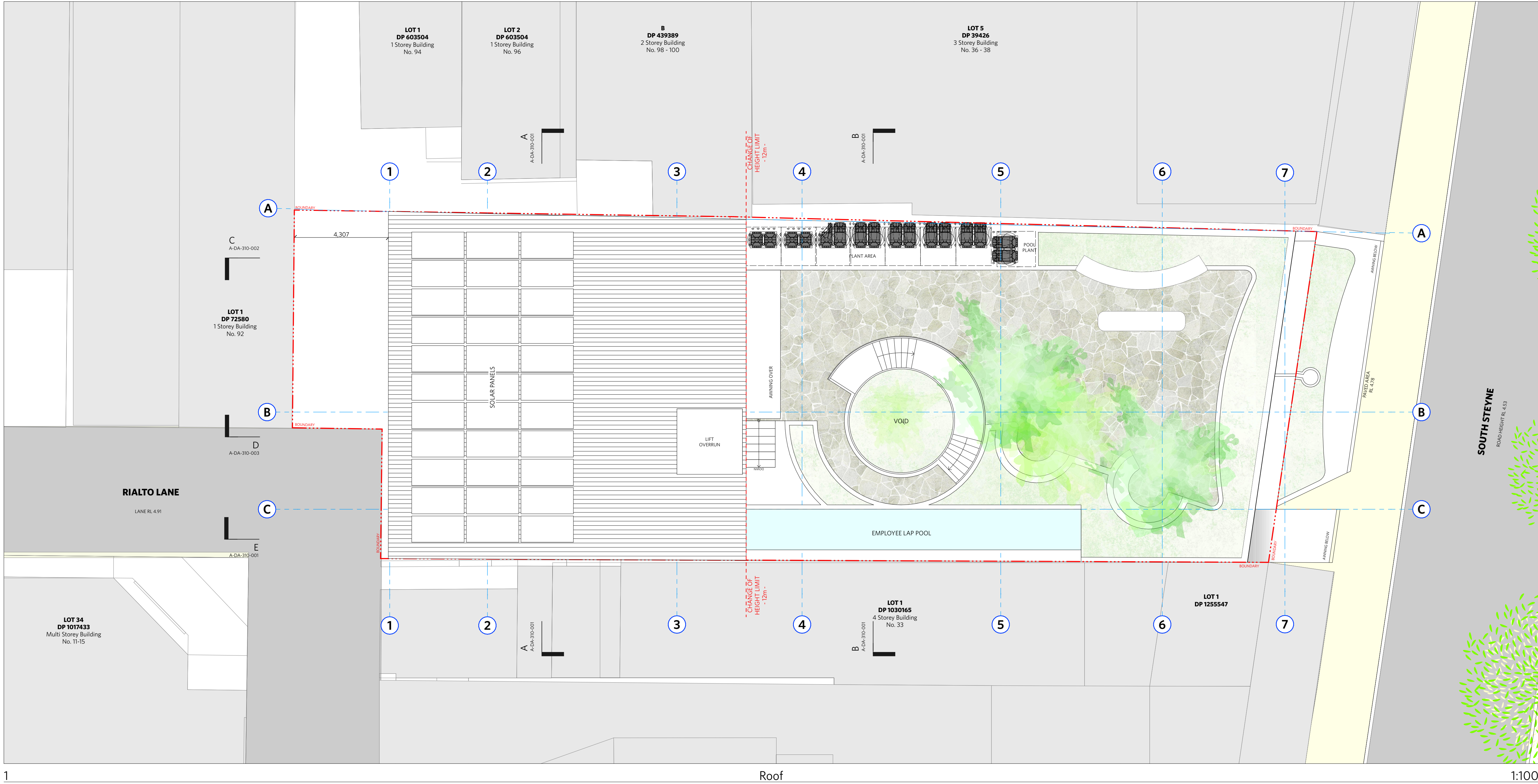
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SCALE			
1:100 @ A1 / 1:200 @ A3			

TITLE

GA Plans

Level 3 Plan

PROJECT NO.	ISSUE	REV
1728	DA	DA-B
DRAWING NO.		
A-DA-110-006		



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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

ISSUE STATUS		
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DA-B	REVISED SUBMISSION FOR DA	23/1/20

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34-35 South Steyne Manly NSW

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

2m 4m

TITLE

GA Plans

Roof Plan

PROJECT NO.	1728	ISSUE	DA	REV	DA-B
DRAWING NO.	A-DA-110-007				

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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
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RF	RENDERED FINISH
MF	MOSAIC TILED FINISH
MR	MECHANICAL/ELECTRICAL RISER
HR	HYDRAULIC RISER
▽	FINISHED RL
▼	STRUCTURAL RL
H	HOSETAP
G	GAS POINT

ISSUE STATUS

REV	DESCRIPTION	DATE
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DA-B	REVISED SUBMISSION FOR DA	23/1/20

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ND	DJ	23/1/20		20/1/23 2:50 pm

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



TITLE
GA Elevation
North & South Elevations

PROJECT NO.	ISSUE	REV
1728	DA	DA-B
DRAWING NO.	A-DA-210-001	

1

North Elevation

1:100

2

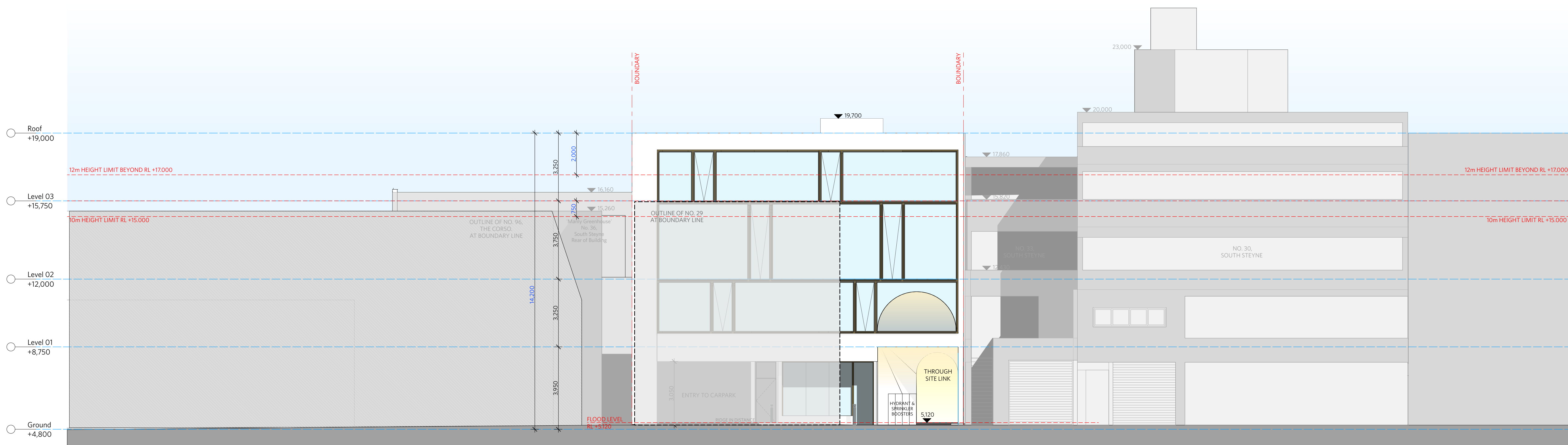
South Elevation

1:100



East Elevation

1:100



West Elevation

1:100

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LEGEND

A	AC	AIR CONDITIONING
E		ELECTRICAL SWITCHBOARD
FH		FIRE HYDRANT
FHR		FIRE HOSE REEL
FIP		FIRE INDICATOR PANEL
FI		DOWNPIPE
OF		OVERFLOW
RD		ROLLER DOOR
DRP		DRAINAGE POINT
LG		FIXED GLAZING
FO		LOUVRES (OPERABLE)
GA		GATE
SW		SLIDING WINDOW
OW		OPENABLE WINDOW
RF		RENDERED FINISH
MF		MOSAIC TILED FINISH
MR		MECHANICAL/ELECTRICAL RISER
HR		HYDRAULIC RISER
T		FINISHED RL
7		STRUCTURAL RL
H		HOSETAP
G		GASPOINT

NOTES:

1. FACADE WASHING SYSTEM
LOCATED IN THE SOFFIT OF EACH
OF THE 8 GLAZED EASTERN
FACADE WINDOW BAYS ON LEVEL
1 & 2.

ISSUE STATUS

REV	DESCRIPTION	DATE
A	ISSUE TO CLIENT FOR REVIEW	22/4/22
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DA-B	REVISED SUBMISSION FOR DA	23/1/20

CLIENT	Fortis Development Group
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34-35 South Steyne Manly NSW

ARCHITECT

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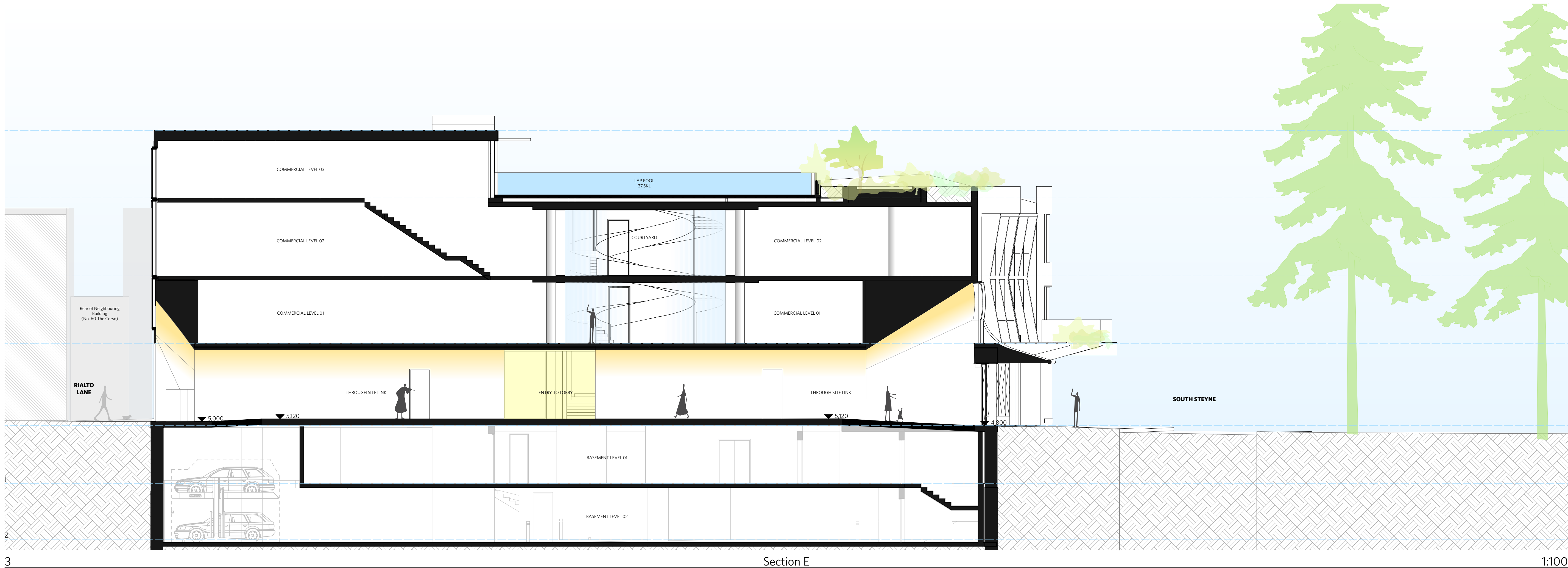
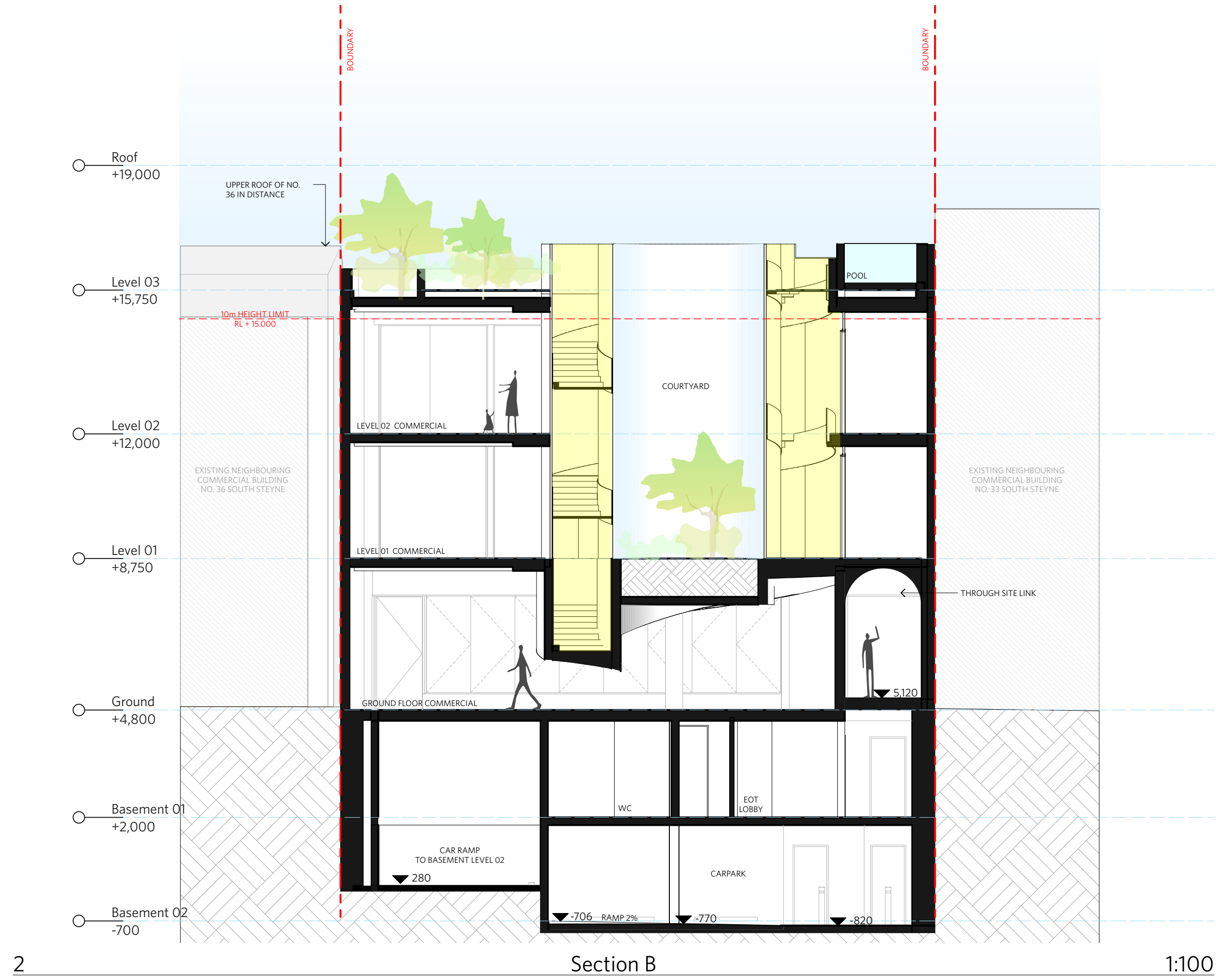
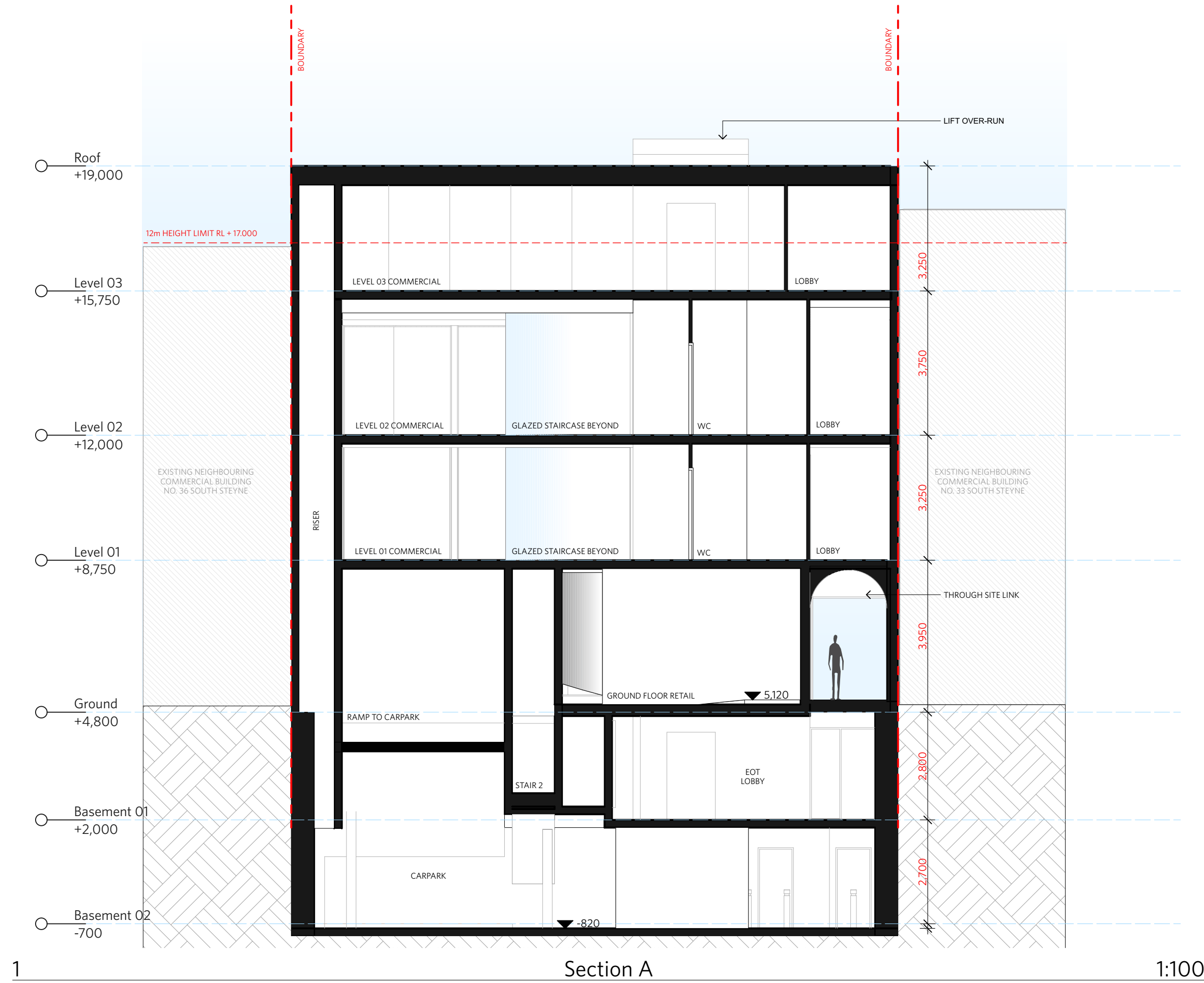
TITLE

GA Elevation
East & West Elevation

PROJECT NO.	ISSUE	REV.
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1728	DA	DA-B
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DRAWING NO.
A-DA-210-002



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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
H STRUCTURAL RL
G HOSETAP
G GAS POINT

ISSUE STATUS

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CLIENT

Fortis Development Group

JOB

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34-35 South Steyne Manly NSW

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DATE

DRAWN

PRINTED

ND

DJ

23/1/20

20/1/23

2:50 pm

SCALE

1:100 @ A1 / 1:200 @ A3

2m

4m

TITLE

GA Sections

Section AA, BB & EE

PROJECT NO.

1728

ISSUE

DA

REV

DA-B

DRAWING NO.

A-DA-310-001

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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)

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GATE

SW

SLIDING WINDOW

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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

NOTES:

1. FACADE WASHING SYSTEM LOCATED IN THE SOFFIT OF EACH OF THE 8 GLAZED EASTERN FACADE WINDOW BAYS ON LEVEL 1 & 2.

ISSUE STATUS		
REV	DESCRIPTION	DATE
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CLIENT Fortis Development Group

JOB 1728 Fortis South Steyne

34-35 South Steyne Manly NSW

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ND	DJ	23/1/20		23/1/23 5:30 pm

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

2m 4m

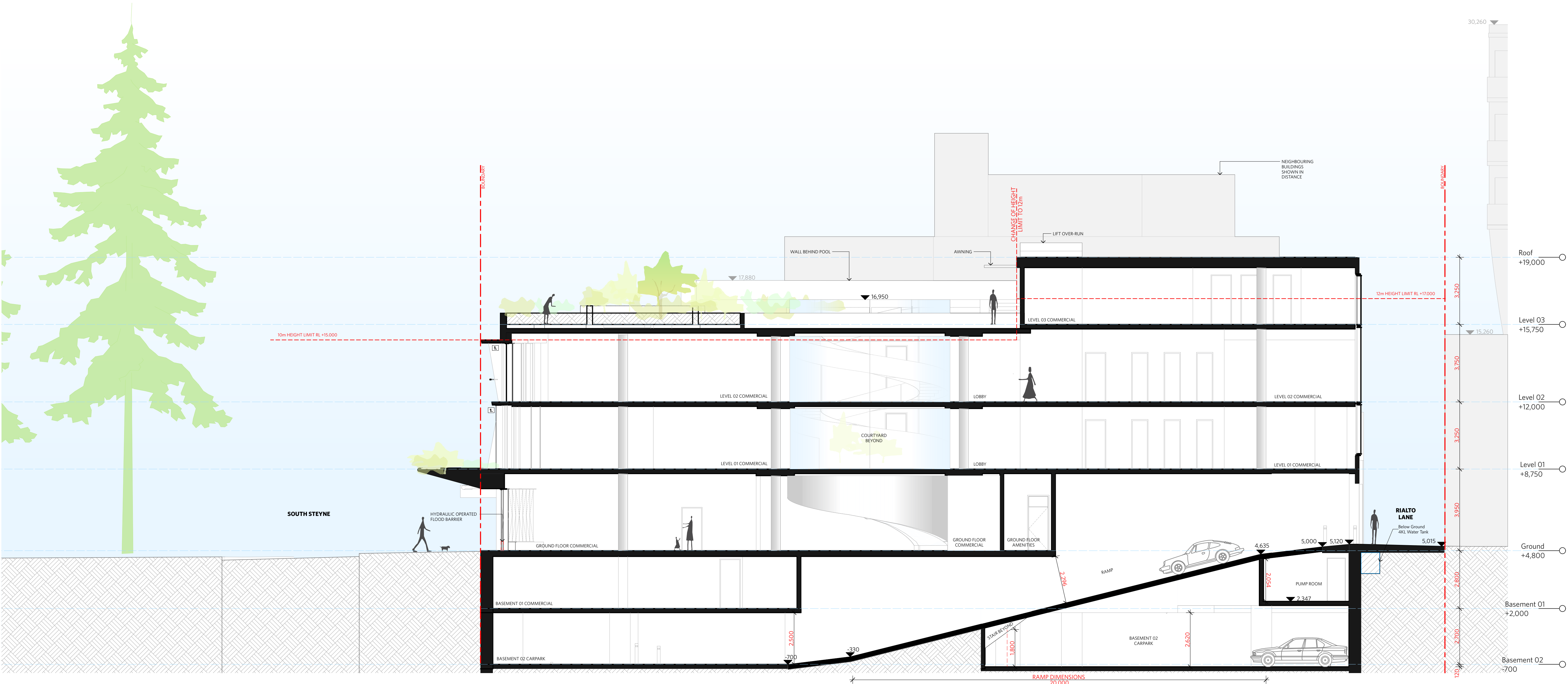
TITLE

GA Sections

Section CC

PROJECT NO.	ISSUE	REV
1728	DA	DA-B

DRAWING NO. A-DA-310-002



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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)

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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

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SCALE

1:100 @ A1 / 1:200 @ A3

2m

4m

TITLE

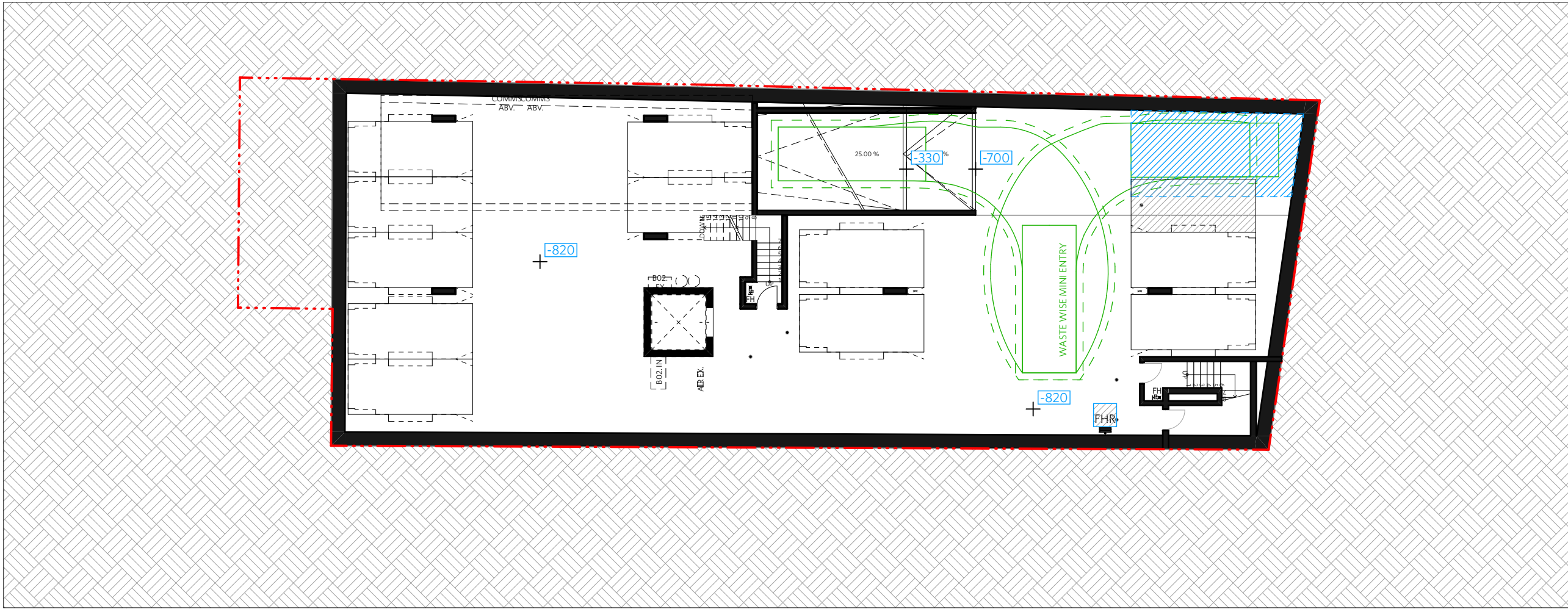
GA Sections

Section DD

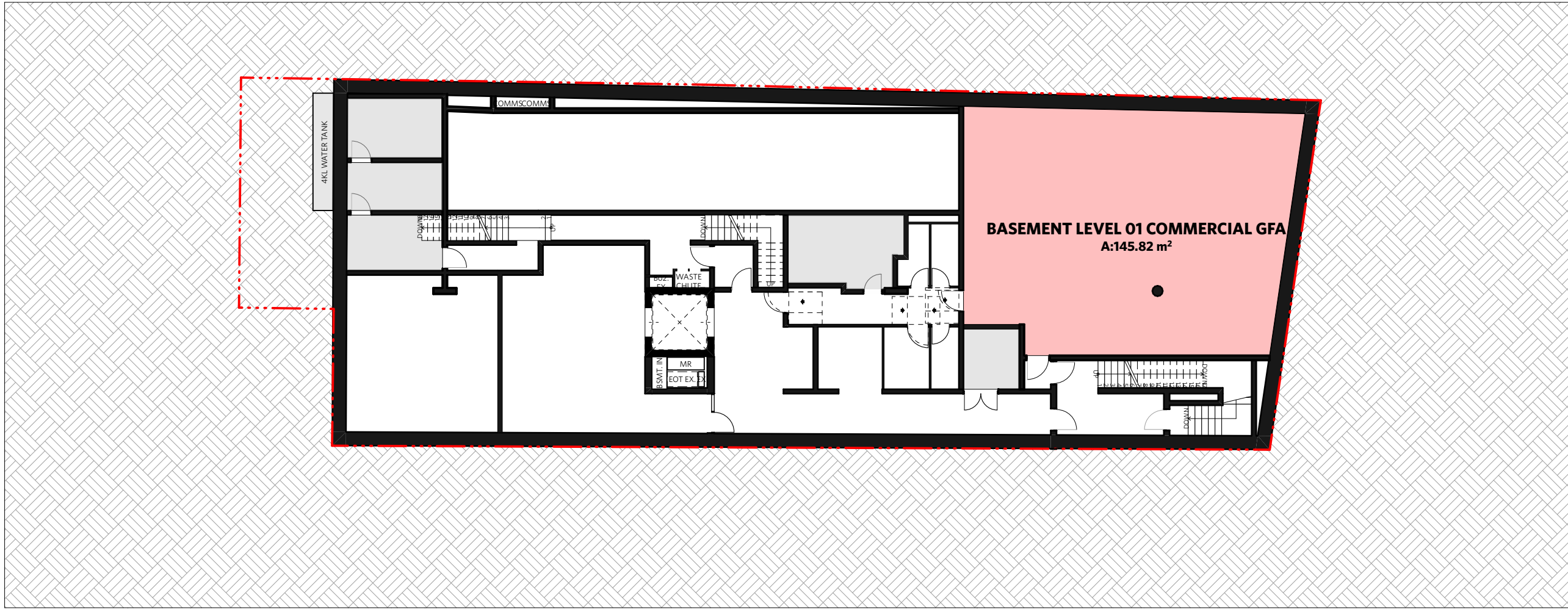
PROJECT NO.	ISSUE	REV
1728	DA	DA-B

DRAWING NO.

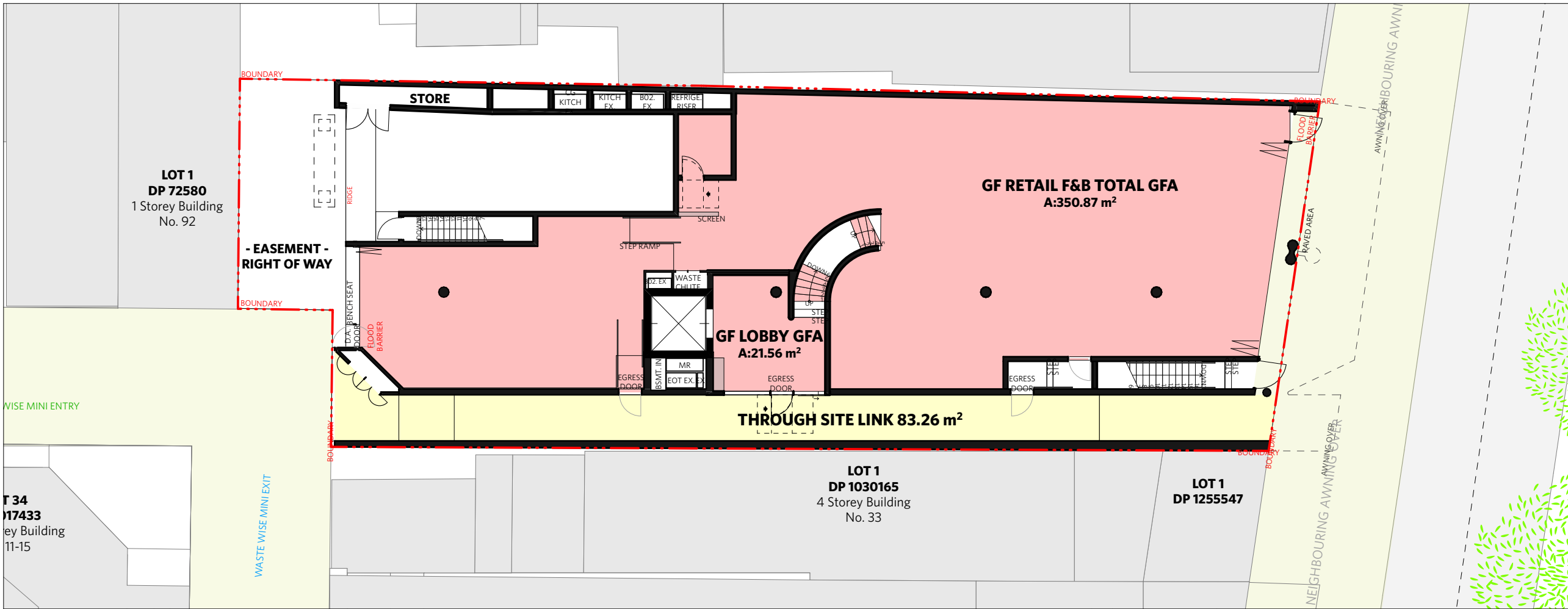
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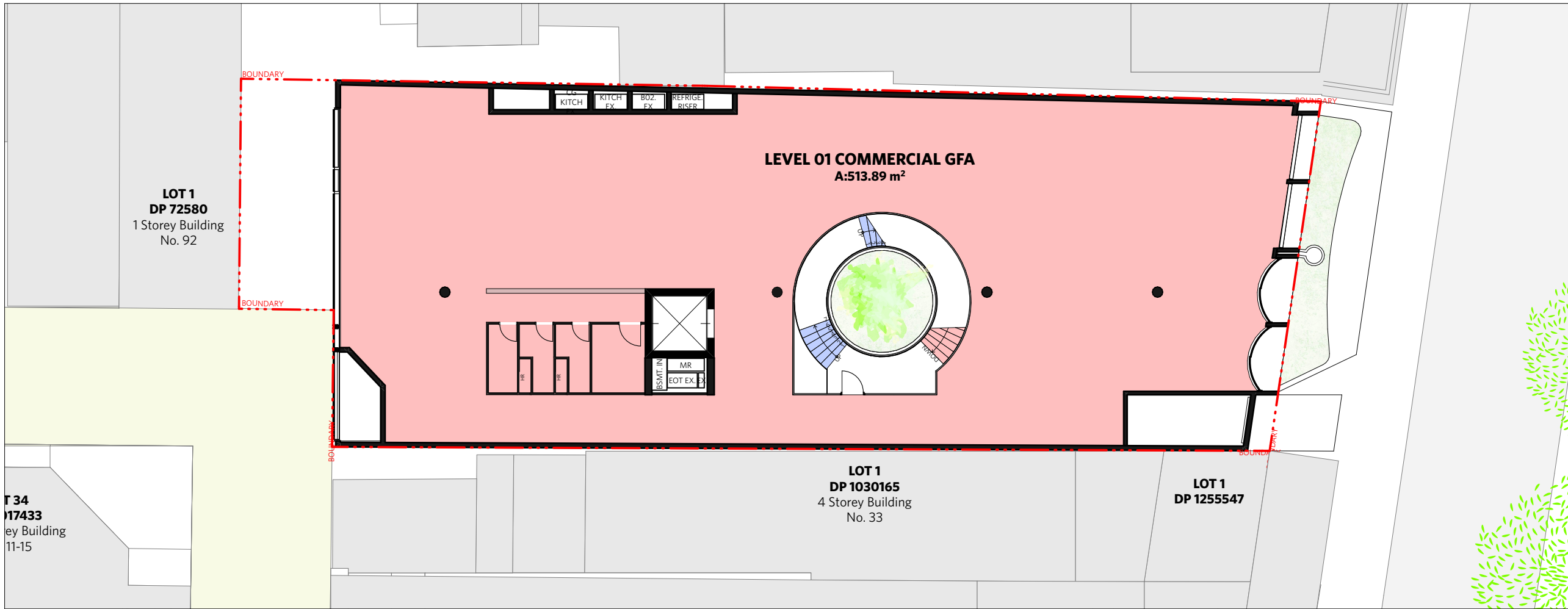
Basement 02 NLA Diagram 1:200



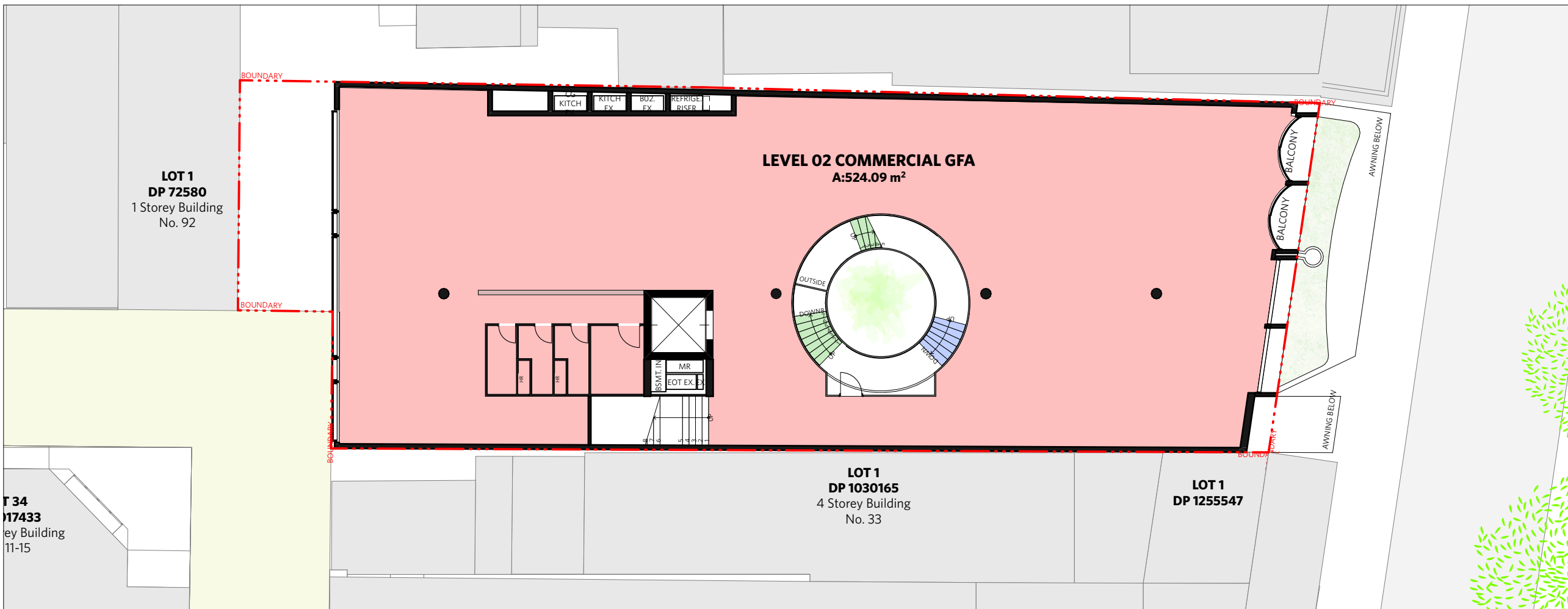
Basement Level 01 GFA Diagram 1:200



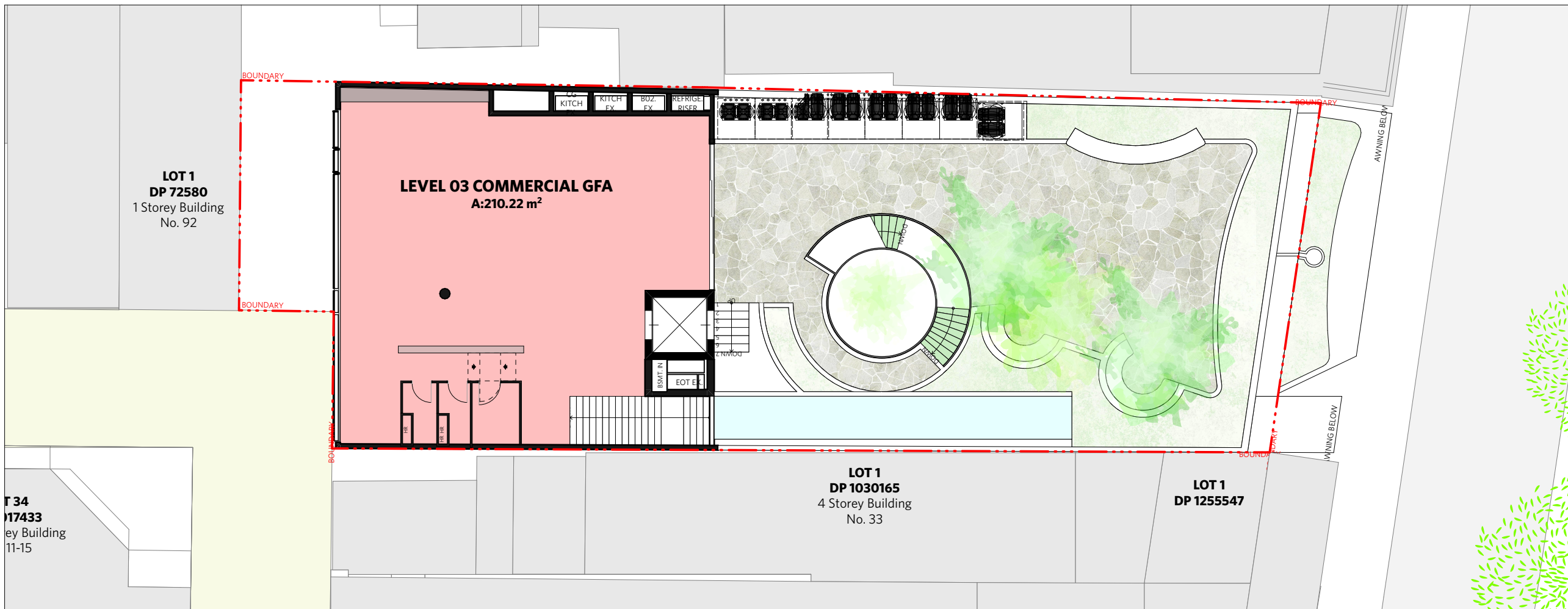
Ground Level GFA Diagram 1:200



Level 01 GFA Diagram 1:200



Level 02 GFA Diagram 1:200



Level 03 GFA Diagram 1:200

GFA Schedule	Area
Level 03	210.22
Level 02	524.09
Level 01	513.89
Ground	372.43
Basement 01	145.82
GFA Total:	1,766.45 m²
Allowable GFA:	2070.6m²

NOTES		
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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	GASPOINT	

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

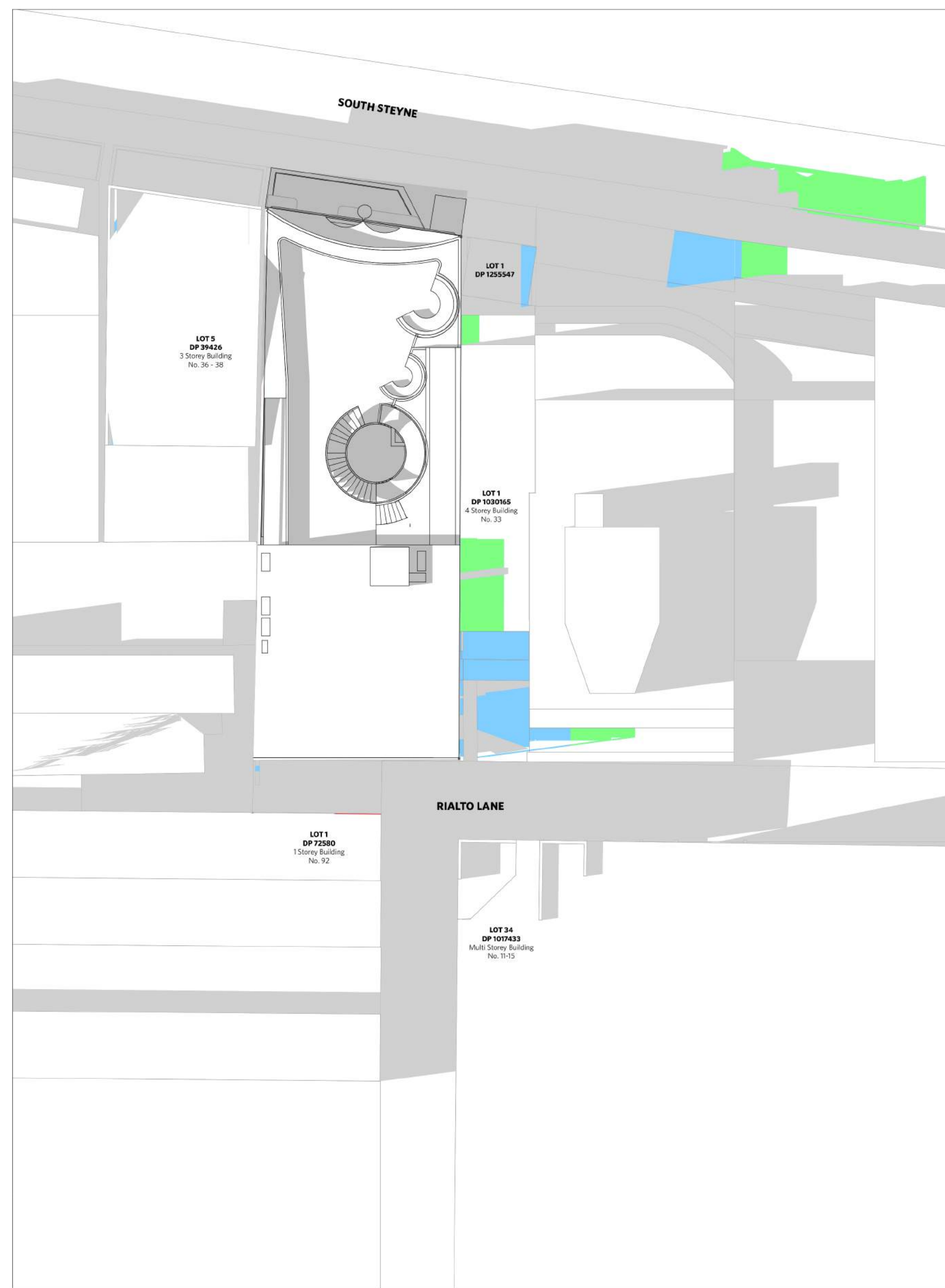
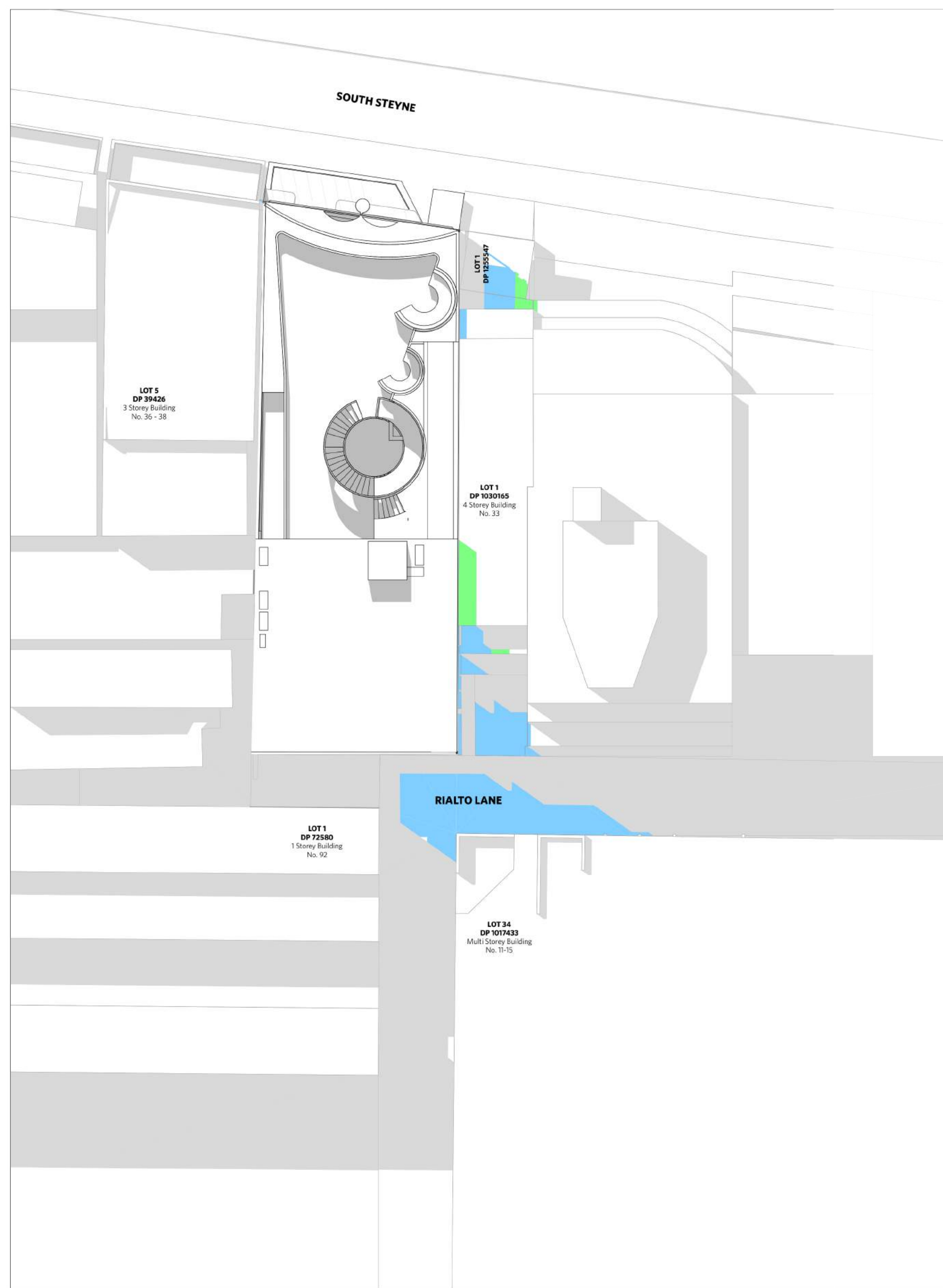
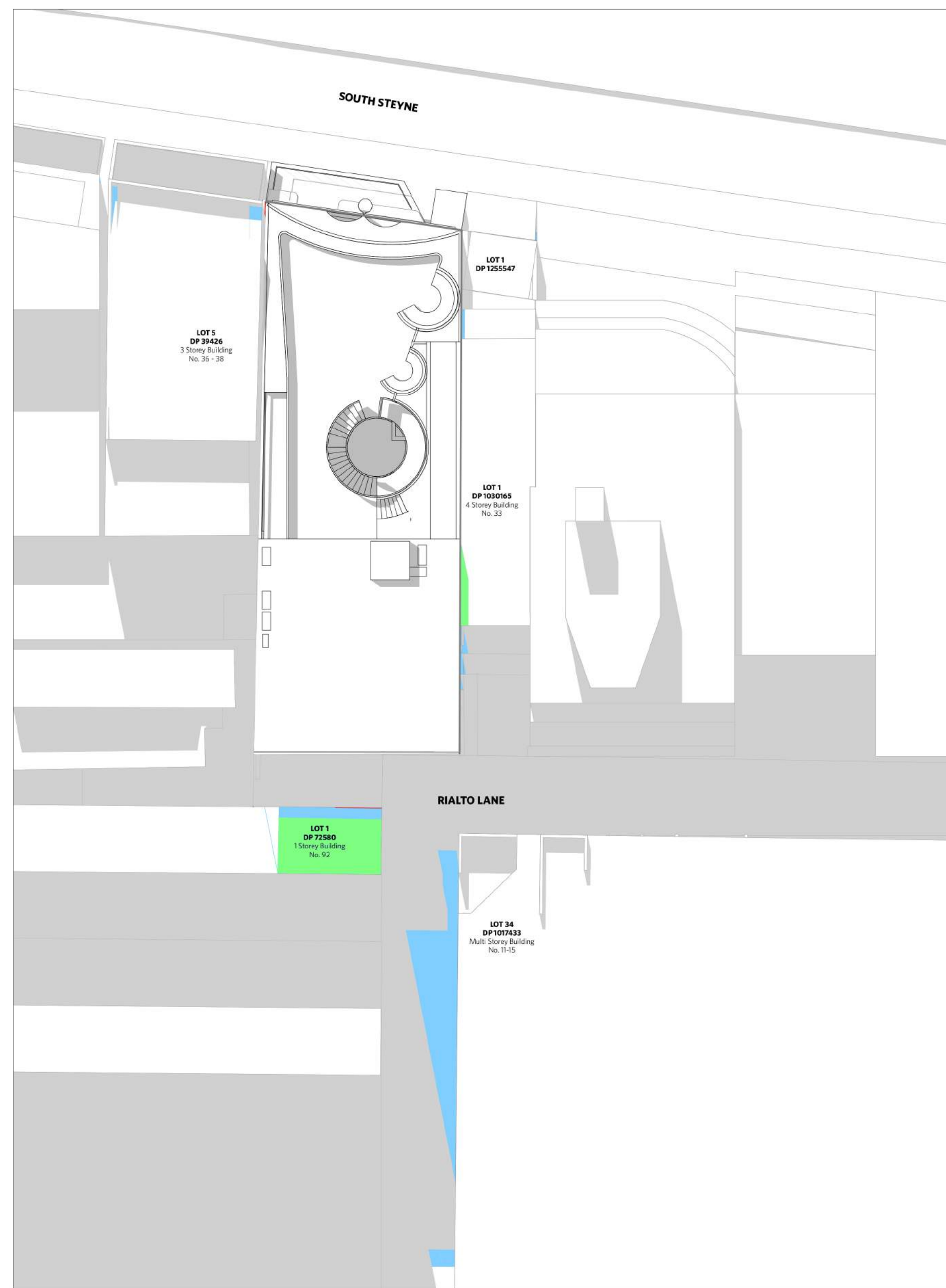
CLIENT	Fortis Development Group
JOB	1728 Fortis South Steyne
	34-35 South Steyne Manly NSW

ARCHITECT	<div><div>DURBACH BLOCK JAGGERS</div><div>Level 2, 9 Roslyn Street Potts Point NSW 2011 Tel (02) 8297 3500 Fax (02) 8297 3510 durbachblockjaggers.com</div></div>
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TITLE	GFA & NLA Diagrams GFA Diagrams Sheet 1
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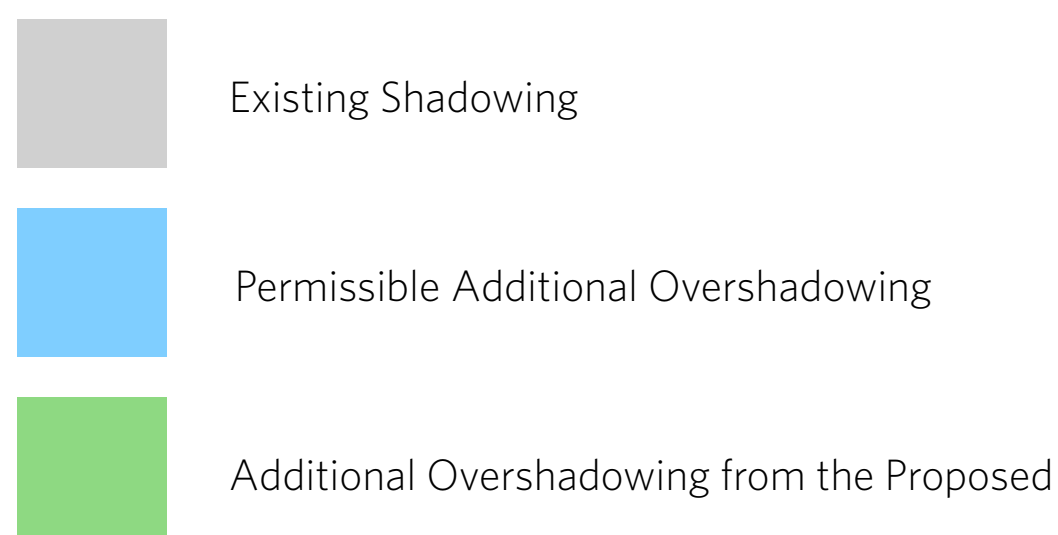
PROJECT NO.	ISSUE	REV
1728	DA	DA-B
DRAWING NO.	A-DA-710-001	



Proposed Shadows - 9am June 21st

Proposed Shadows - 12pm June 21st

Proposed Shadows - 3pm June 21st



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LEGEND	
AC	AIR CONDITIONING
E	ELECTRICAL SWITCHBOARD
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FP	FIRE INDICATOR PANEL
DF	DOWNPIPE
OF	OVERFLOW
RD	ROLLER DOOR
DR	DRAINAGE POINT
FG	FIXED GLAZING
LO	LOUVERES (OPERABLE)
GA	GATE
SW	SLIDING WINDOW
OW	OPENABLE WINDOW
RF	RENDERED FINISH
MF	MOSAIC TILE FINISH
ME	METALLIC/ELECTRICAL RISER
HR	HYDRAULIC RISER
▽	FINISHED RL
▼	STRUCTURAL RL
H	HOSETAP
G	GASPOINT



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DA	ISSUE FOR DA	22/6/29

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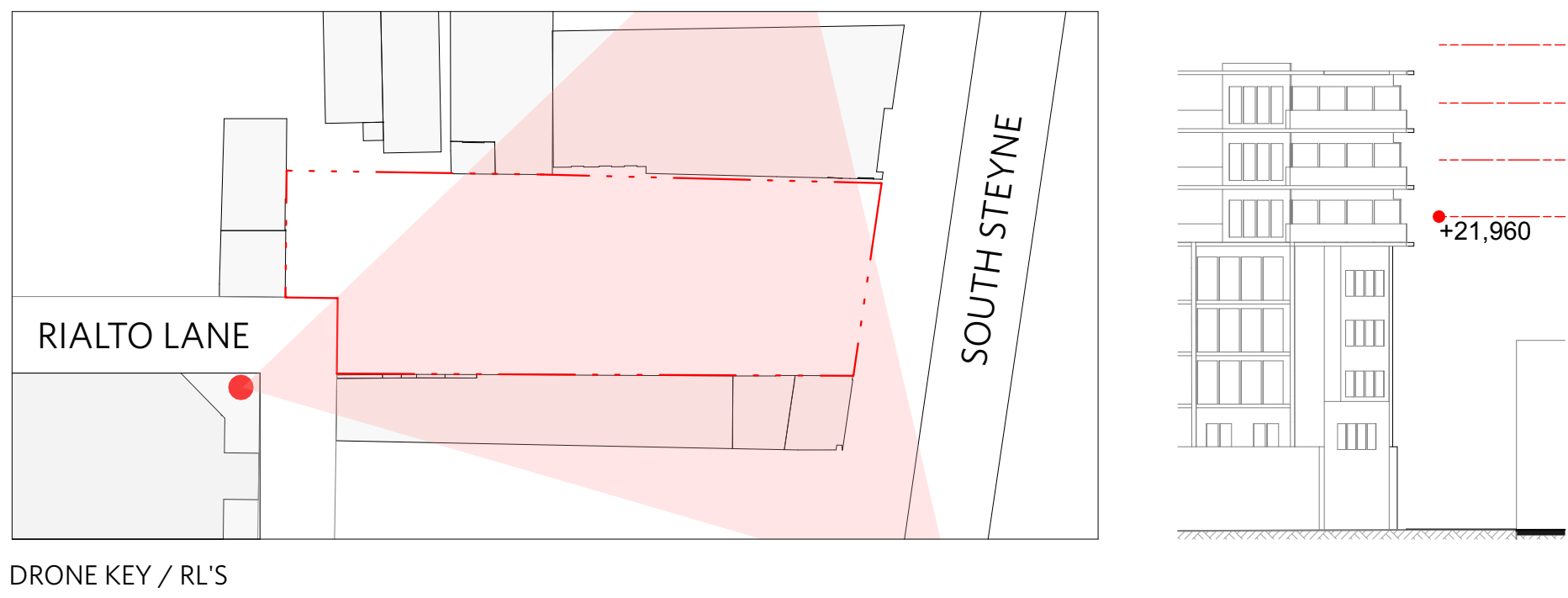
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Shadow Diagrams	
Shadow Diagrams Sheet 1	

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1728	DA	DA
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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
LG	FIXED GLAZING
LO	LOUVRES (OPERABLE)
GA	GATE
SV	SLIDING WINDOW
OW	OPENABLE WINDOW
RF	RED-RED FINISH
MF	MOSAIC TILED FINISH
MR	MECHANICAL/ELECTRICAL RISER
HR	HYDRAULIC RISER
▽	FINISHED RL
▽	STRUCTURAL ▼
H	HOSETAP
G	GAZ POINT

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CLIENT	Fortis Development Group
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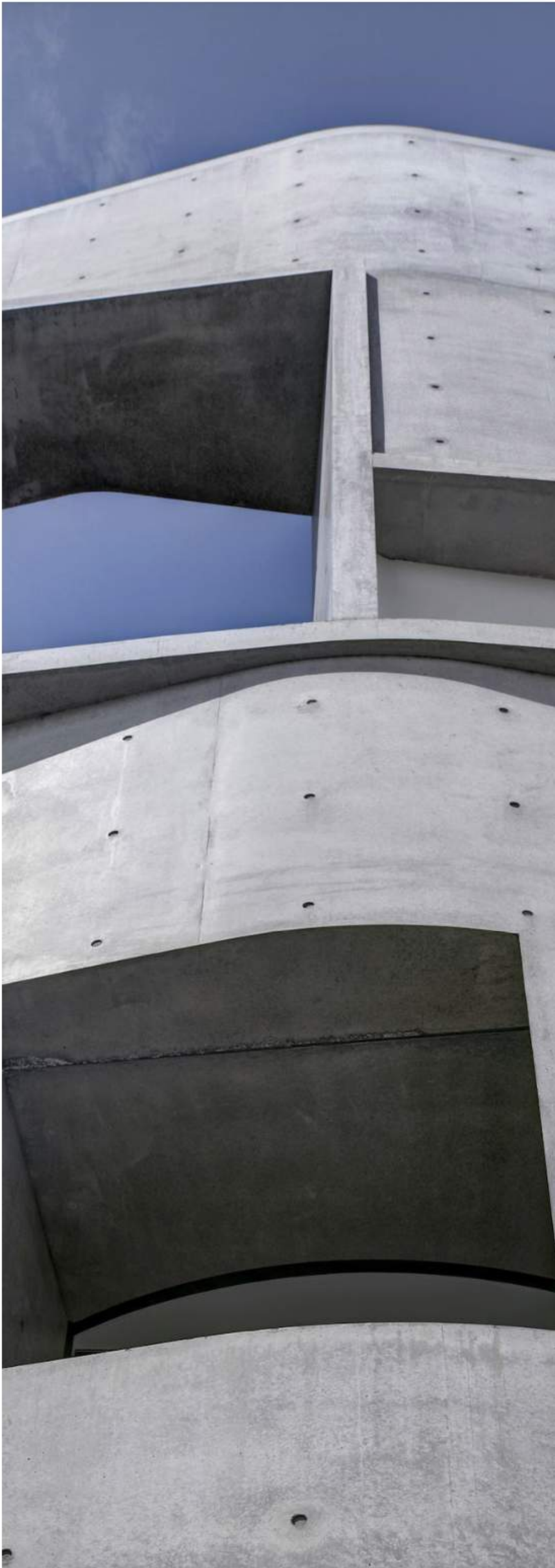
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1728	DA	DA

DRAWING NO.
A-DA-730-002



Off Form Concrete



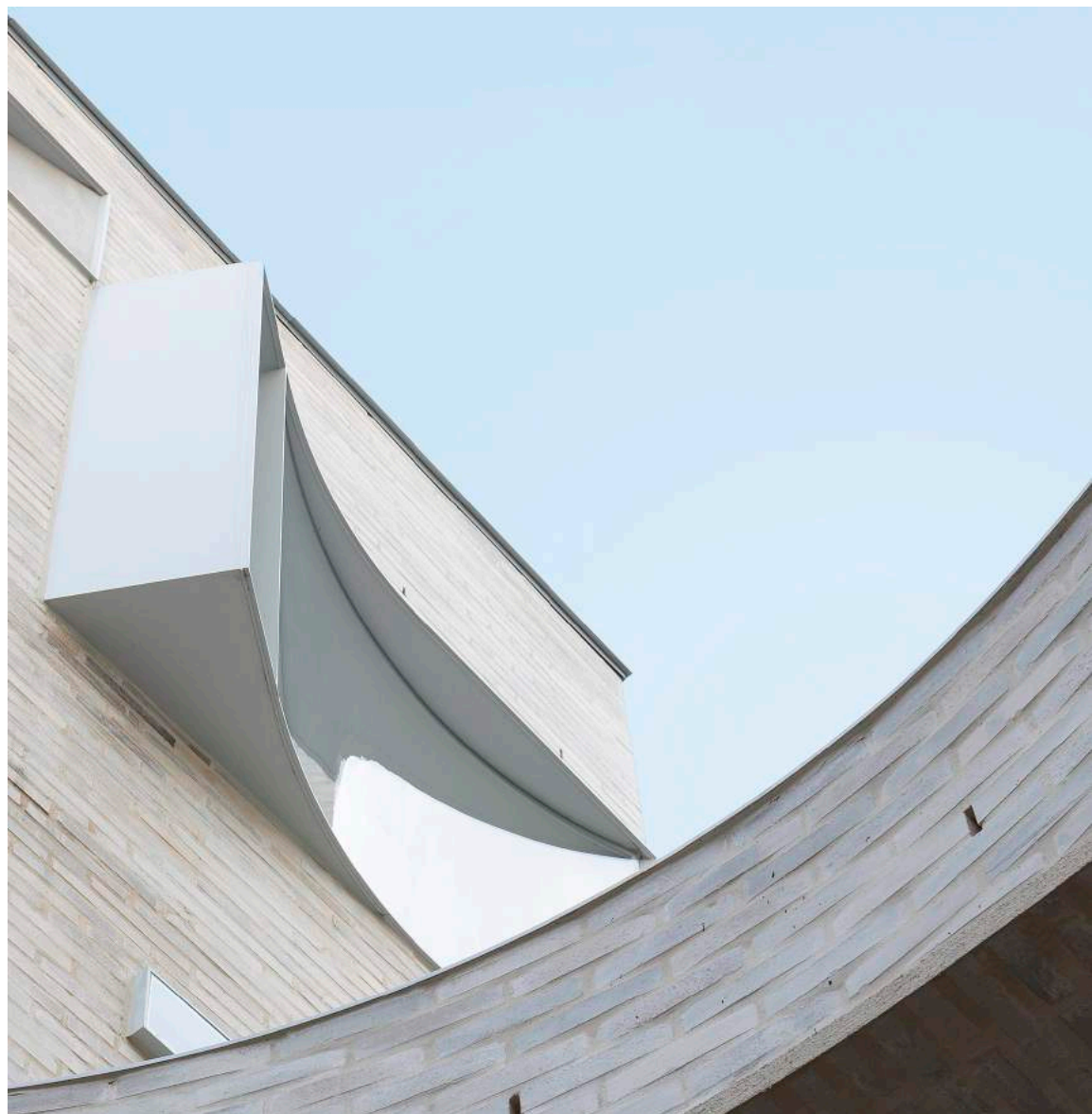
Stainless Steel Balustrade



Brass Window Frames



Brass Sliding Doors



Glass Panels

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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

ISSUE STATUS

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Materials & Finishes

Materials & Finishes

PROJECT NO.

1728

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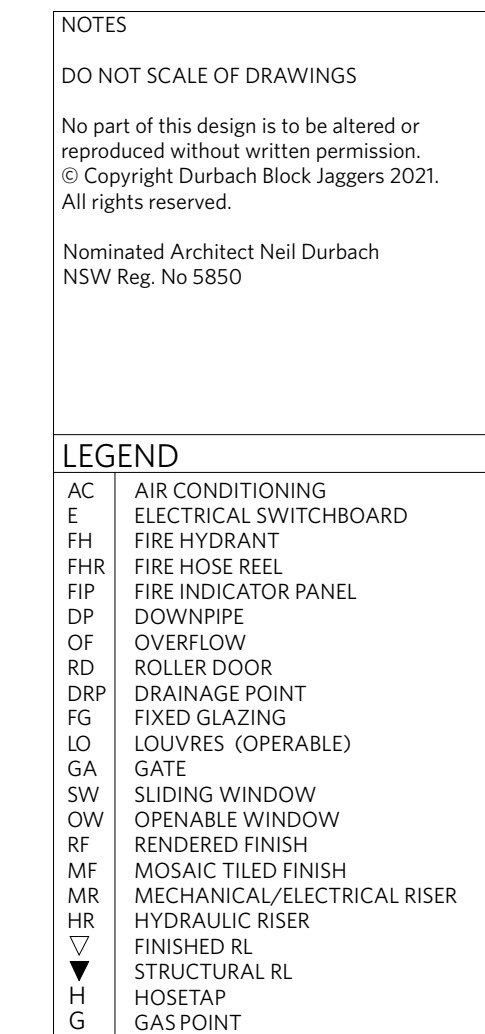
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B	ISSUE FOR INFORMATION	22/5/20
DA	ISSUE FOR DA	22/6/29

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

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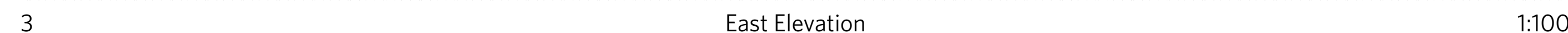
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Signage
Signage Strategy

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1728	DA	DA
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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
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RF	RENDERED FINISH
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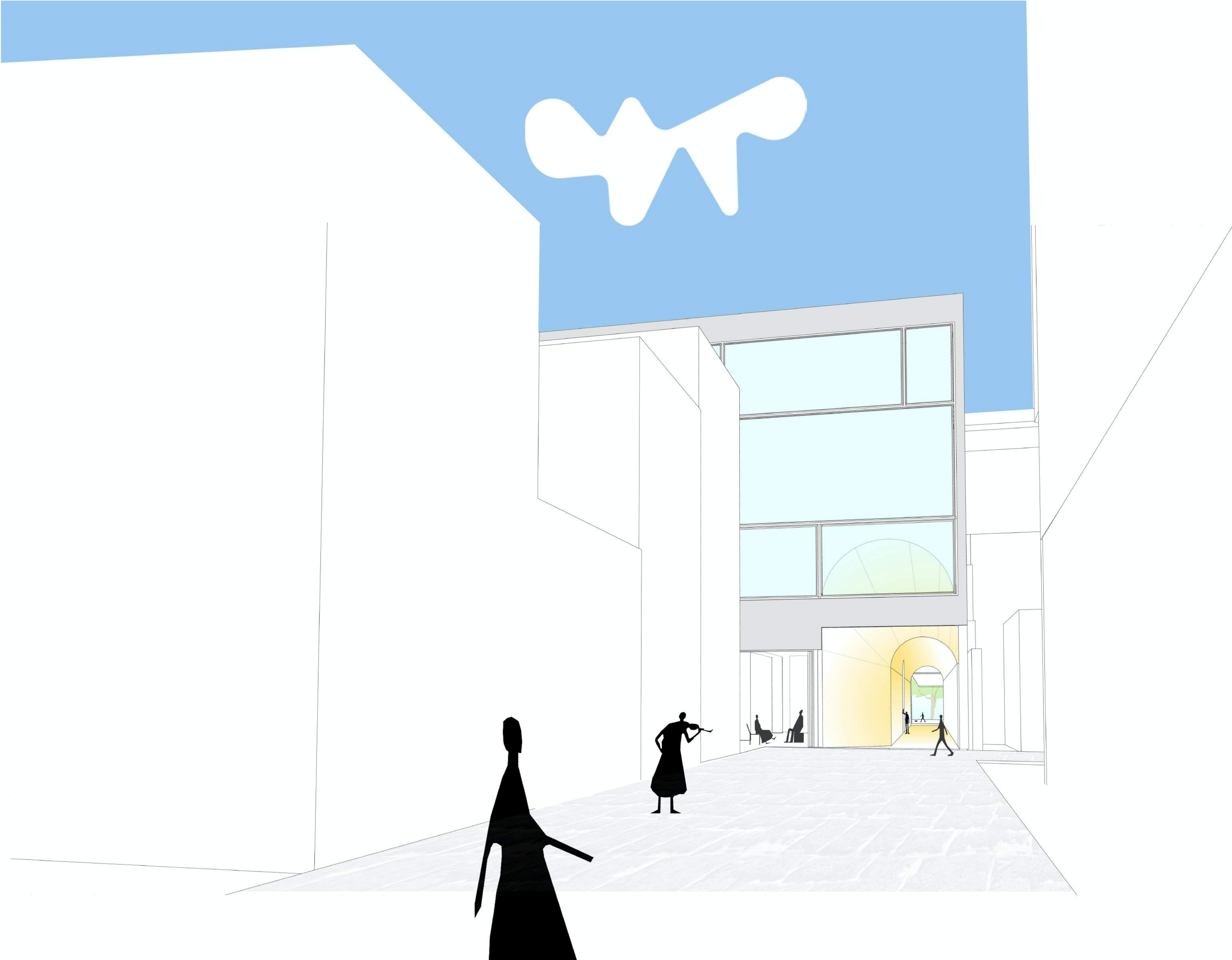
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Photomontage
South Steyne View

PROJECT NO.	ISSUE	REV.
1728	DA	DA
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A-DA-900-001		



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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
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FG	FIXED GLAZING
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TITLE

Photomontage
Rialto Lane Perspective

PROJECT NO.	ISSUE	REV.
1728	DA	DA
DRAWING NO.	A-DA-900-002	

WYER & CO

DEVELOPMENT APPLICATION LANDSCAPE PLANS - REV 01 - 24.01.2023

34 - 35 SOUTH STEYNE,
MANLY, NSW 2095

COUNCIL REQUIREMENT'S - NORTHERN BEACHES DEVELOPMENT APPLICATION

THE LANDSCAPE PLAN IS IN GENERAL ACCORDANCE WITH COUNCIL PLANNING CONTROLS:
• DCP (MANLY DEVELOPMENT CONTROL PLAN 2013)

LANDSCAPE INSTALLATION SPECIFICATION

PLANTER BEDS
• Soil for plantings over slab or contained areas. Minimum soil depths for planting on any slab:
• Small trees: Min 1000mm excluding 75mm mulch
• Shrubs: Min 550mm excluding 75mm mulch
• Groundcovers: Min 300mm excluding 75mm mulch
• Suitable drainage implemented through use of ag lines, drainage flow cell and geotech fabric.
• Soil to be ANL Planter Box Mix, or equivalent. Blend of soil, coarse sand, graded ash, nepean sand, composted sawdust, botany humus and composted pine bark.
• Soil to be between 20-50mm below top of retaining wall height, to allow for dropping.

MULCHING
• Place mulch to minimum depth of 75mm, clear of plant stems, and rake to an even surface flush with the surrounding finished levels and consistent in depth.
• Mulch for general garden areas, pots, and planters to be Australian Native Landscapes (ANL) Greenlife Mulch and Compost', or equivalent.

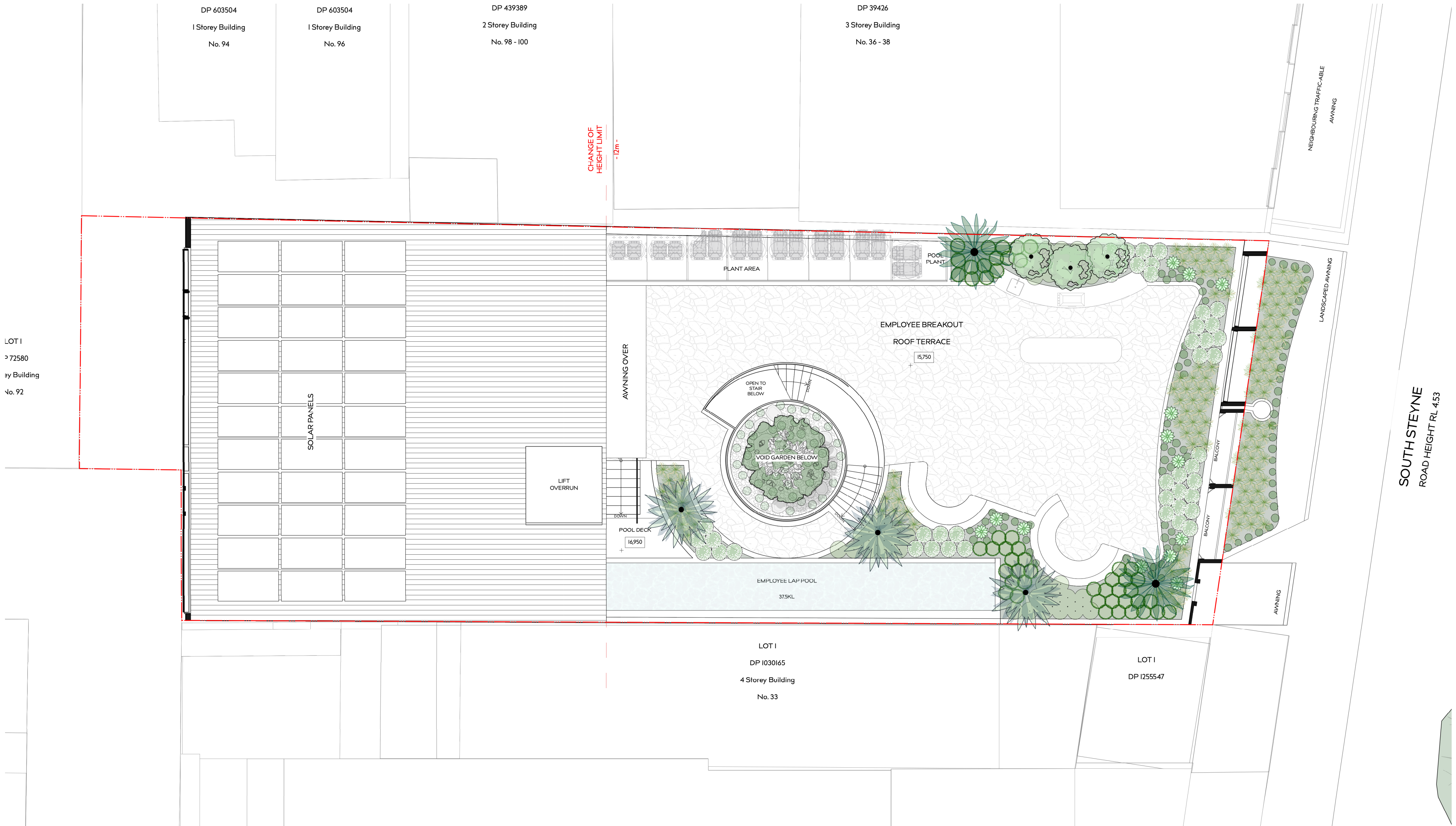
TREE PLANTING
• Excavate holes in accordance with dimension of container. The depth of the holes is to be equivalent to the container height plus 100mm and the width of the hole is to be twice that of the container.
• Locate tree to centre of hole and backfill with soil. Firm about root ball.
• All plant material, 45 Litres or over, to be staked.

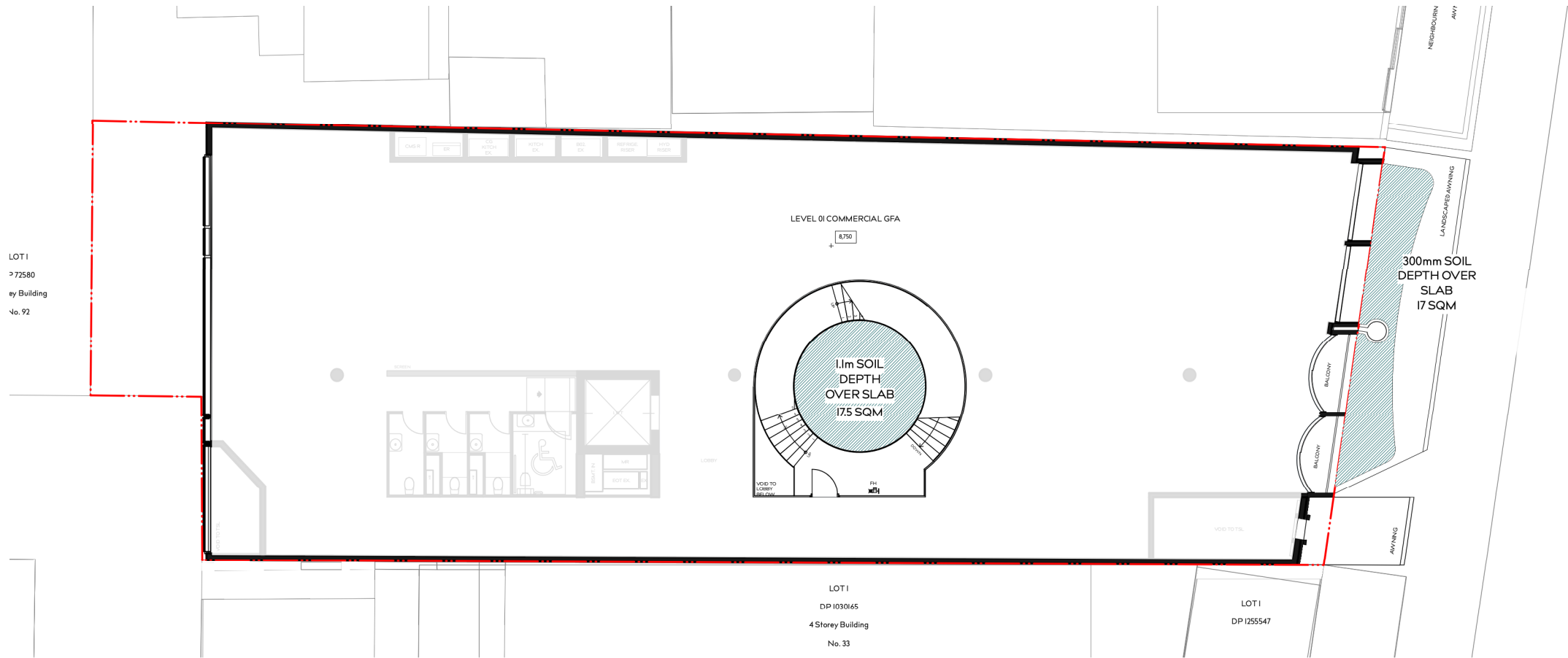
IRRIGATION
• Automated irrigation system to be implemented. Reputable irrigation brands are to be sourced.
• Use drip lines with emitters at 300mm spacing's for all garden beds.
• Use pop-up spray heads for all lawn areas. Pop-up spray heads are to be spaced according to product specification.
• Conceal irrigation below the mulch layer in planting areas and 150mm below the surface of turf areas. Conceal all components including pipework, fittings, valves, and control equipment.

PLANT SCHEDULE							
ID	QTY	BOTANICAL NAME	COMMON NAME	SCHEDULED SIZE	MATURE SPREAD	MATURE HEIGHT	REMARKS
Trees							
Bin	3	Banksia integrifolia	Coastal Banksia	100Ltr	2.0 - 2.5m	1.5 - 2.0m	Local native, low water usage
Drac	3	Dracaena draco	Dragon's Blood Tree	75Ltr	1.8 - 2.0m	1.5 - 2.0m	Low water usage
Fmh	1	Ficus microcarpa var. hillii	Hills Fig	100Ltr	2.5 - 3.5m	4.0 - 6.0m	Australian native
Pau	2	Pandanus utilis	Screw Pine	75Ltr	2.0 - 2.5m	2.0 - 2.5m	Australian native, low water usage
Shrubs							
Corr	39	Correa alba	White Correa	200mm	0.8 - 1.0m	0.6 - 0.8m	Australian native, low water usage
Wff	44	Westringia fruticosa	Coastal Rosemary	200mm	0.6 - 0.8m	0.6 - 0.8m	Australian native, low water usage
Grasses							
Lol	123	Lomandra longifolia	Spiny-head Mat-rush	140mm	0.4 - 0.6m	0.4 - 0.6m	Local native, low water usage
Pena	50	Pennisetum alopecuroides	Swamp Foxtail Grass	140mm	0.6 - 0.8m	0.6 - 0.8m	Low water usage
Groundcovers							
Myo	78	Myoporum parvifolium	Creeping boobalia	140mm	0.9 - 1.2m	0.1 - 0.3m	Local native, low water usage
Vih	49	Viola hederacea	Native Violet	100mm	1.0 - 1.5m	0.1 - 0.3m	Australian native, low water usage
Succulents							
Apar	13	Agave parryi	Parry's Agave	200mm	0.6 - 0.8m	0.3 - 0.6m	Low water usage
Total:	405						

• ALL PROPOSED PLANT SPECIES ARE ADAPTED TO COASTAL ENVIRONMENT

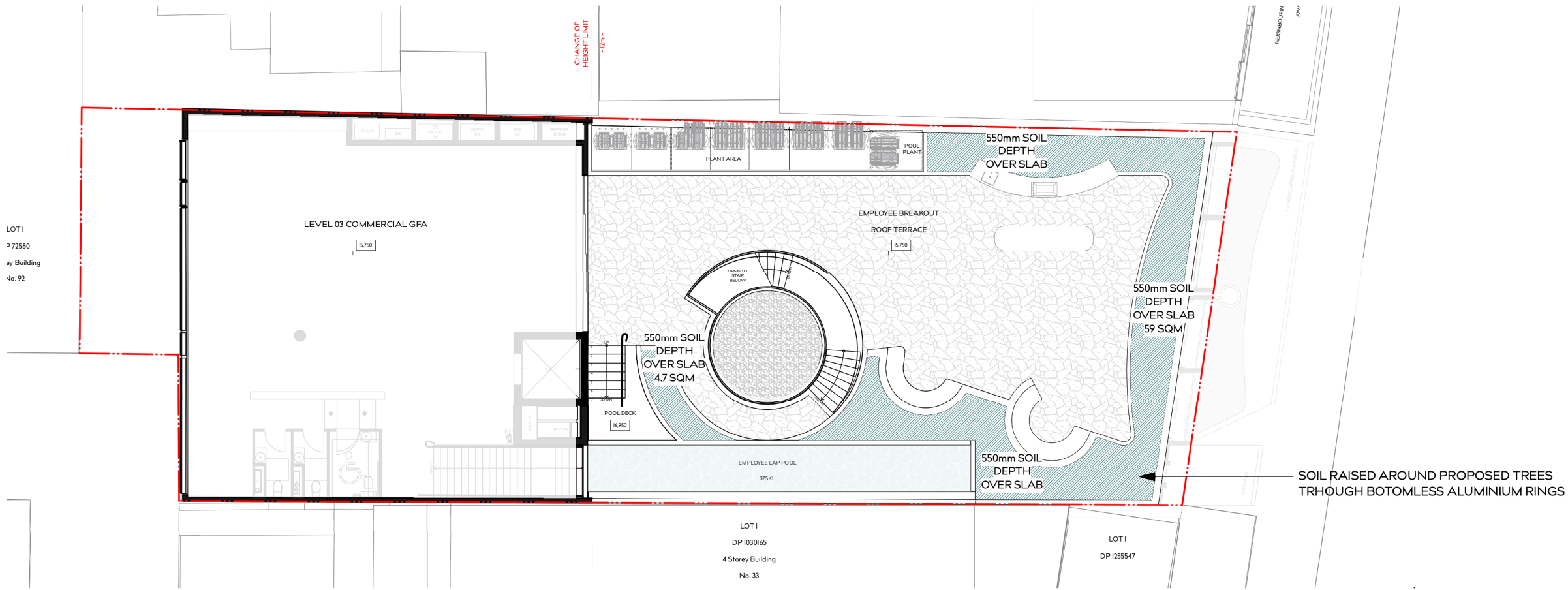
•• PROPOSED FICUS TREE IN COURTYARD TO BE MAINTAINED AT SPECIFIED HEIGHT AND SPREAD THROUGH MAINTENANCE / PRUNING





LEVEL 1 - SOIL DEPTH PLAN

- TOTAL LANDSCAPE AREA - 34.5 SQM
- COURTYARD - 1.1m DEEP SOIL
- LANDSCAPED AWNING - 300mm DEEP SOIL



LEVEL 3 - SOIL DEPTH PLAN

- TOTAL LANDSCAPE AREA - 63.7 SQM
- RAISED PLANTER - 550mm DEEP SOIL (1m DEEP SOIL AROUND FEATURE TREES)
- RAISED PLANTER - 550mm DEEP SOIL

