

# DRAWING LIST

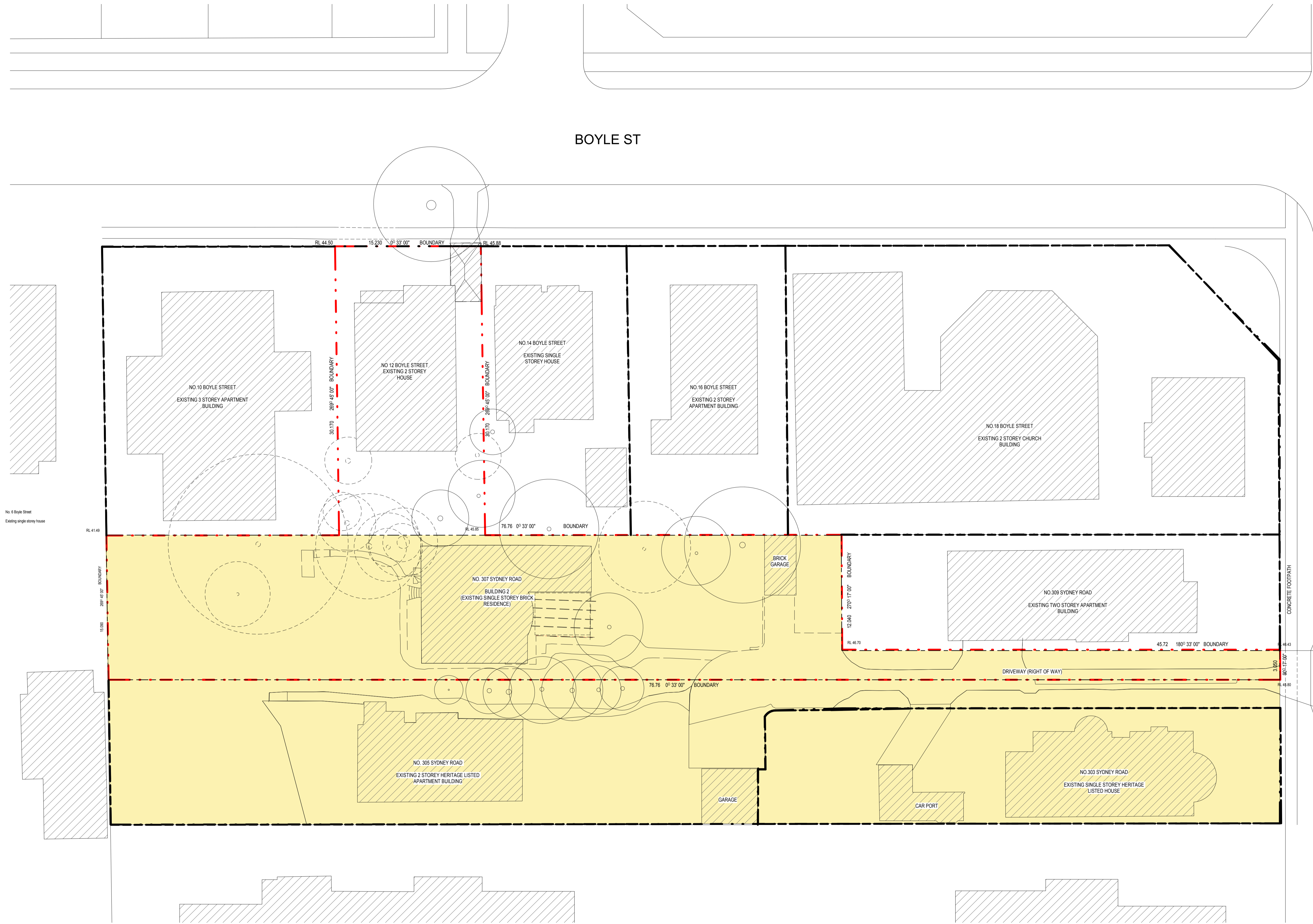
Drawing No.	Drawing Name	Rev	Rev Date
DA-001	DRAWING LIST	P8	22/06/2022
DA-101	LOCATION PLAN	P8	30/05/2022
DA-103	SITE PLAN	P8	22/06/2022
DA-201	LOWER GROUND PLAN	P8	22/06/2022
DA-202	UPPER GROUND PLAN	P8	22/06/2022
DA-203	LEVEL 1 PLAN	P8	22/06/2022
DA-204	ROOF PLAN	P8	22/06/2022
DA-301	ELEVATIONS - BUILDING 3	P8	22/06/2022
DA-302	ELEVATIONS - BUILDING 4	P8	22/06/2022
DA-401	SECTION A-A	P8	22/06/2022
DA-402	SECTION B-B DRIVEWAY SECTION	P8	22/06/2022
DA-403	SECTION C-C	P8	22/06/2022
DA-501	OPEN SPACE CALCULATIONS	P8	19/05/2022
DA-502	LANDSCAPE AREA CALCULATIONS	P8	30/05/2022
DA-503	GFA AND FSR CALCULATIONS	P8	30/05/2022
DA-504	SHADOW DIAGRAMS	P8	30/05/2022
DA-505	SOLAR ACCESS STUDY 10 BOYLE ST	P8	19/05/2022
DA-506	BUILDING HEIGHT STUDY	P8	30/05/2022
DA-601	SCHEDULE OF MATERIALS & FINISHES	P8	30/05/2022
DA-701	ADAPTABLE UNIT-U01	P8	22/06/2022
SK-208	3D VIEWS BUILDING 3	P8	20/06/2022
SK-209	3D VIEWS BUILDING 4	P8	20/06/2022

1886 - 307 SYDNEY RD & 12 BOYLE ST, BALGOWLAH  
ARCHITECTURAL PROJECTS



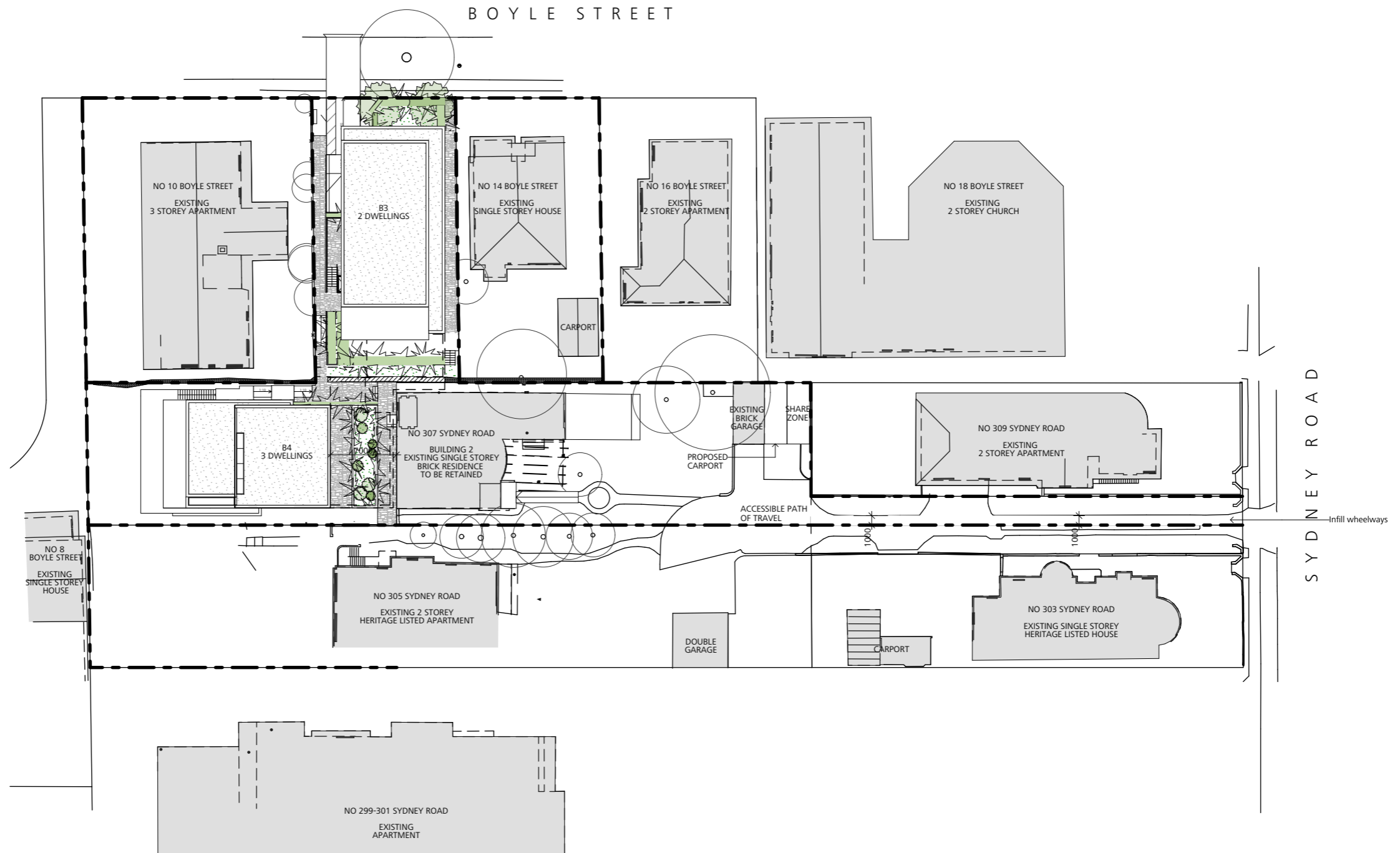
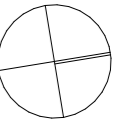
BOYLE ST

SYDNEY RD

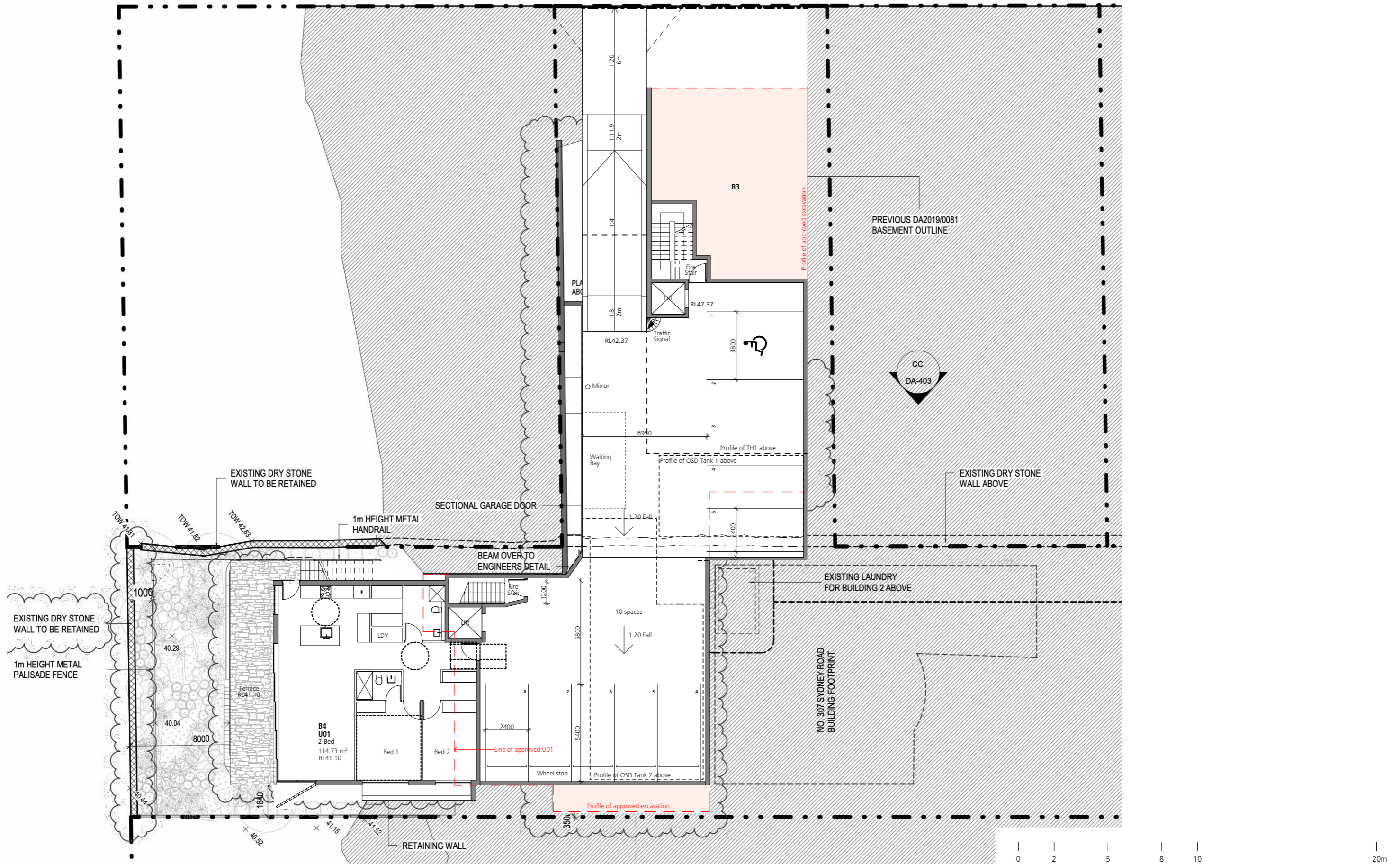
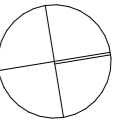


- SUBJECT SITE
- HERITAGE I24 (GROUP OF HOUSES)
- EXISTING BUILDING FOOTPRINT

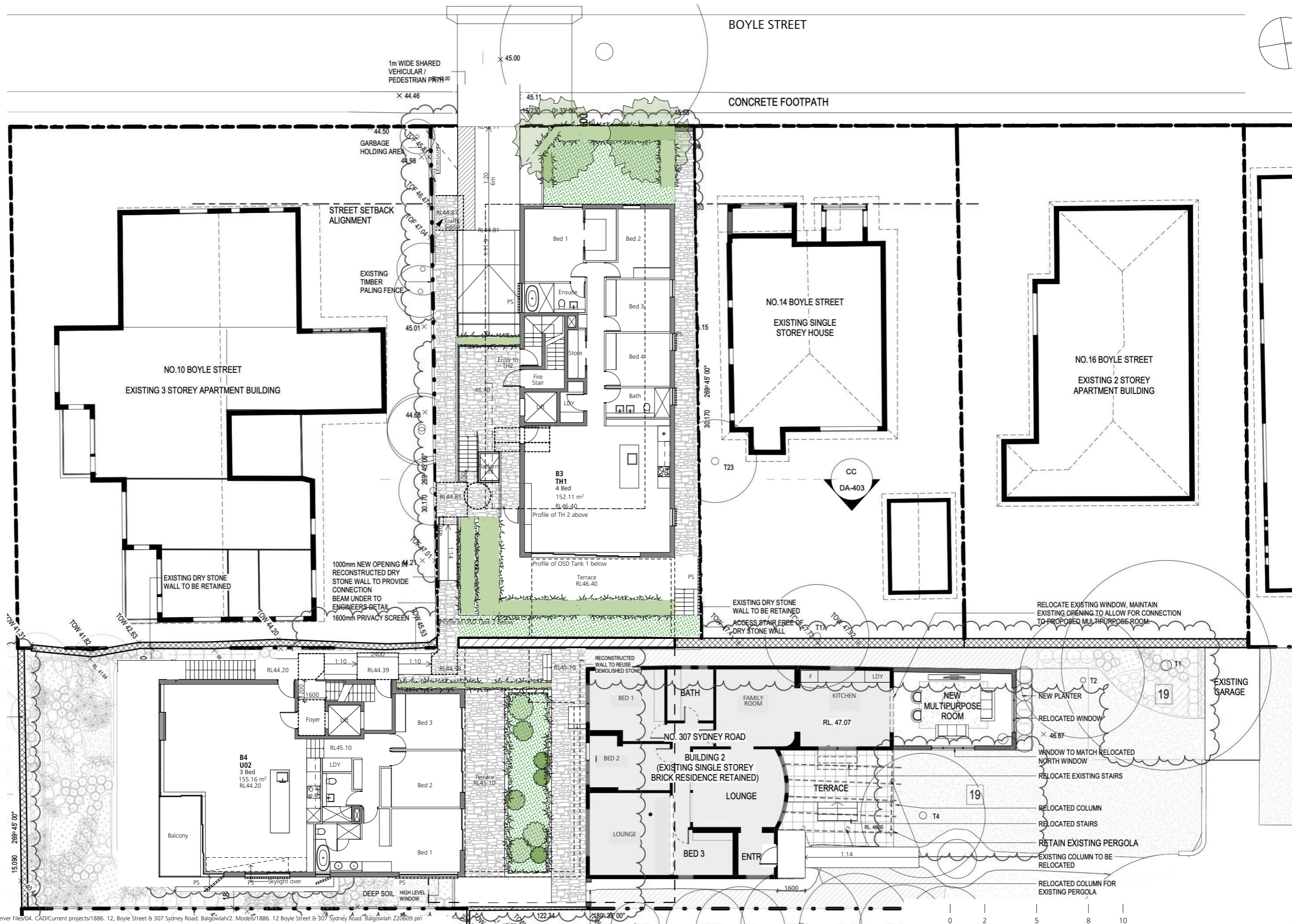
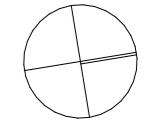
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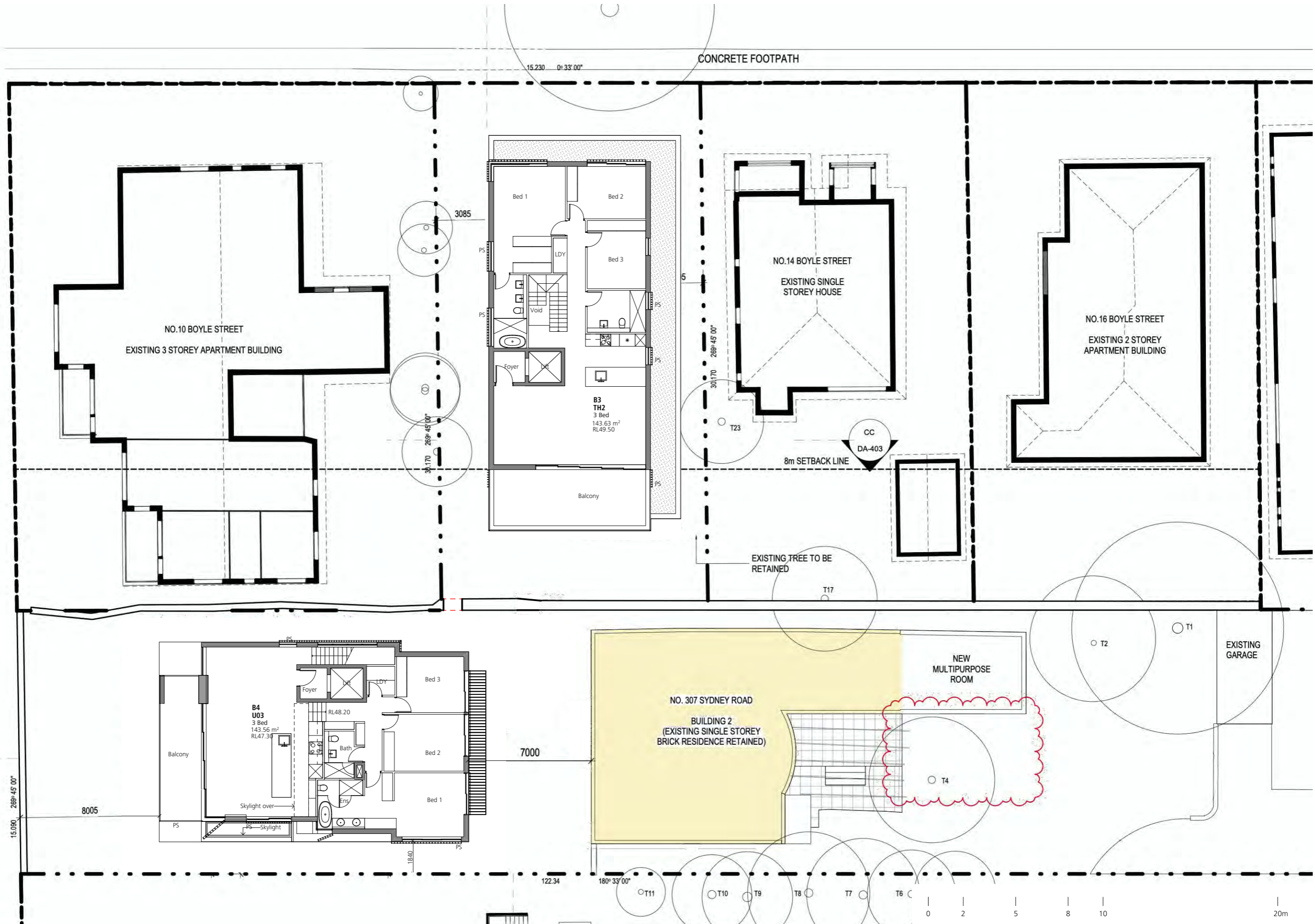
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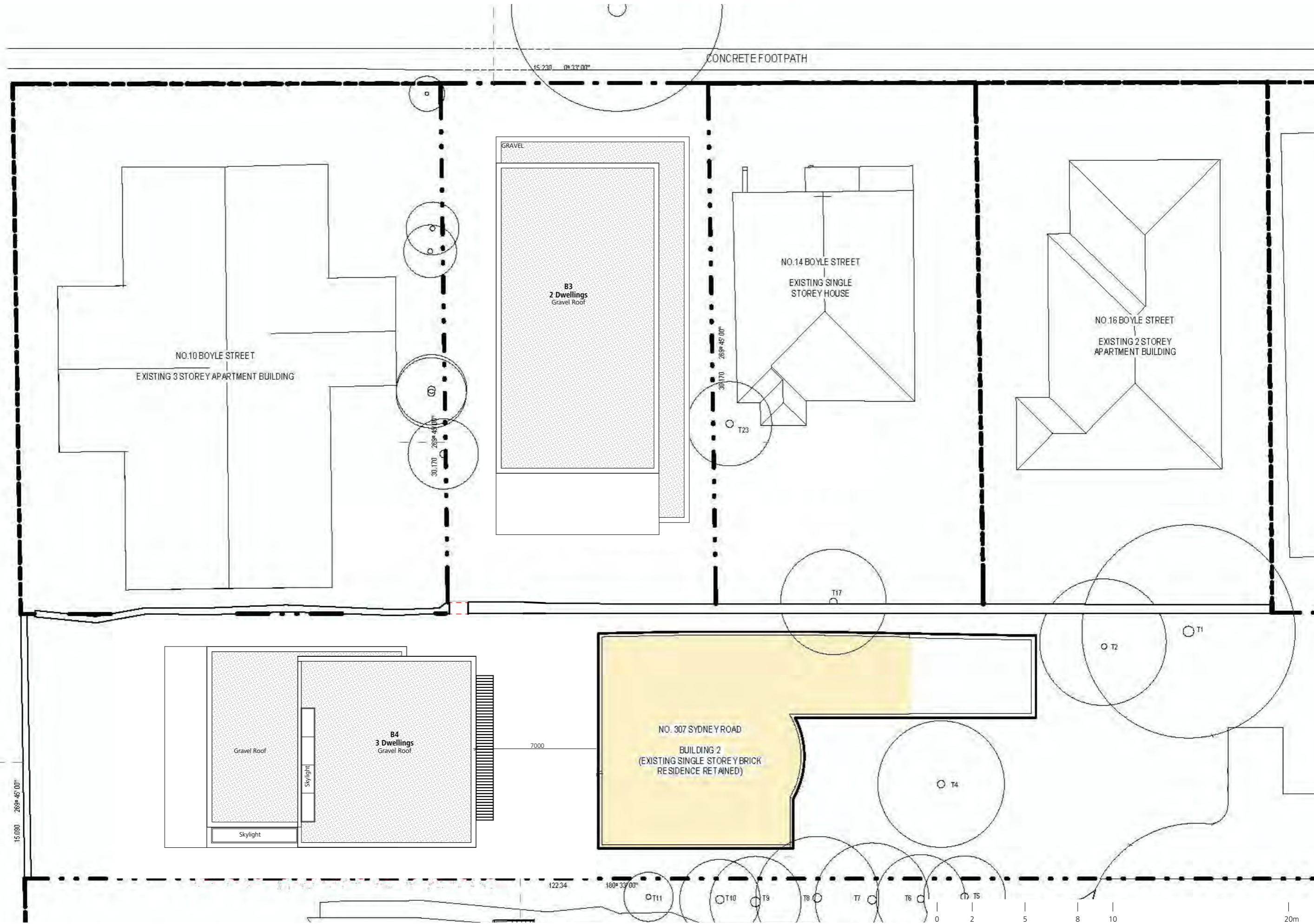
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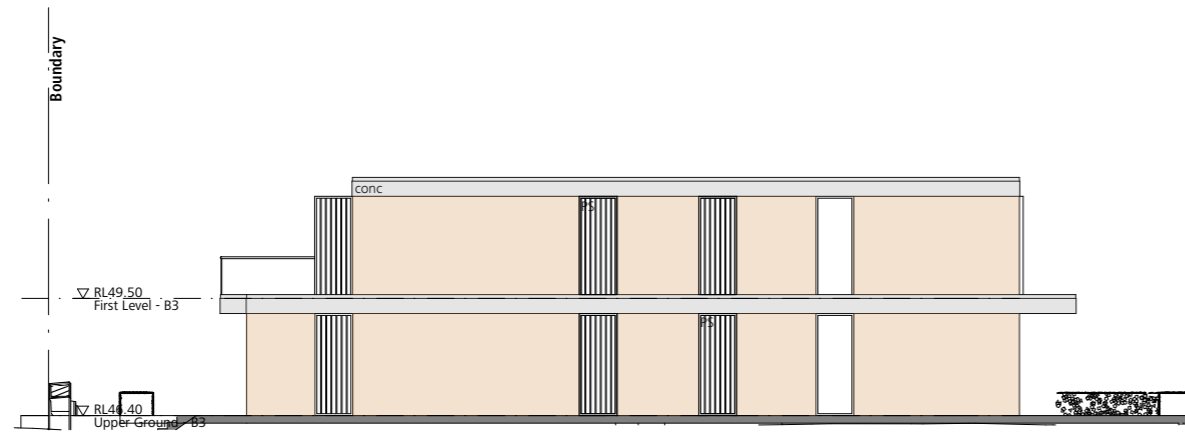
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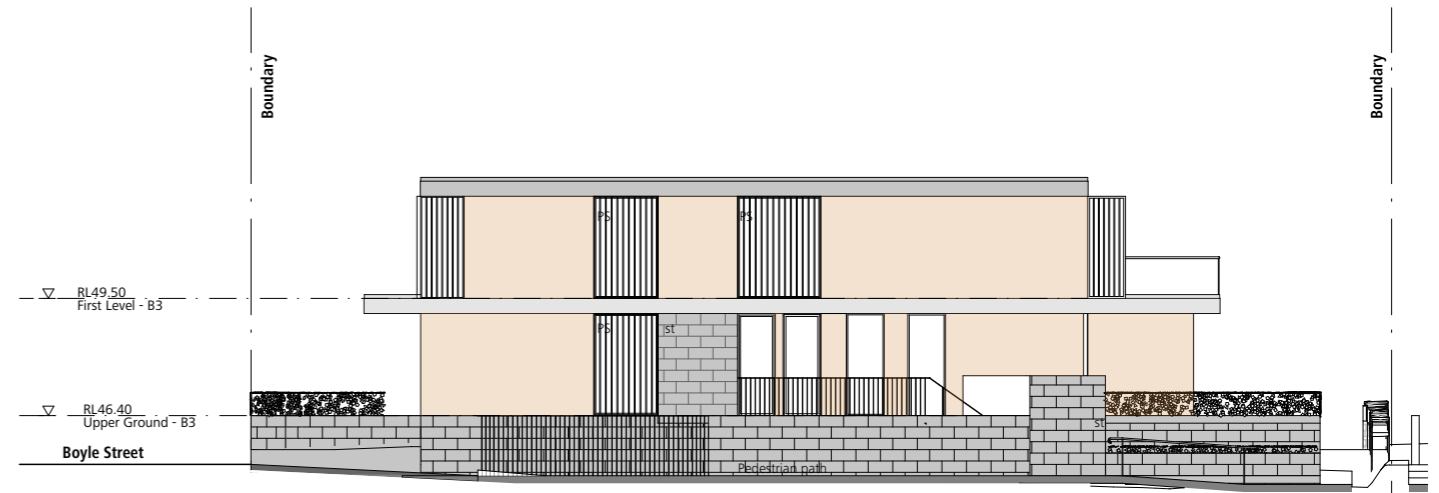
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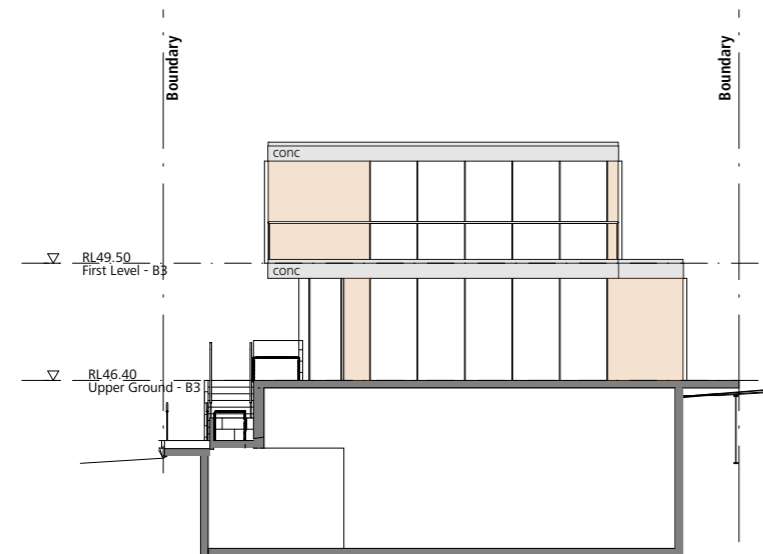
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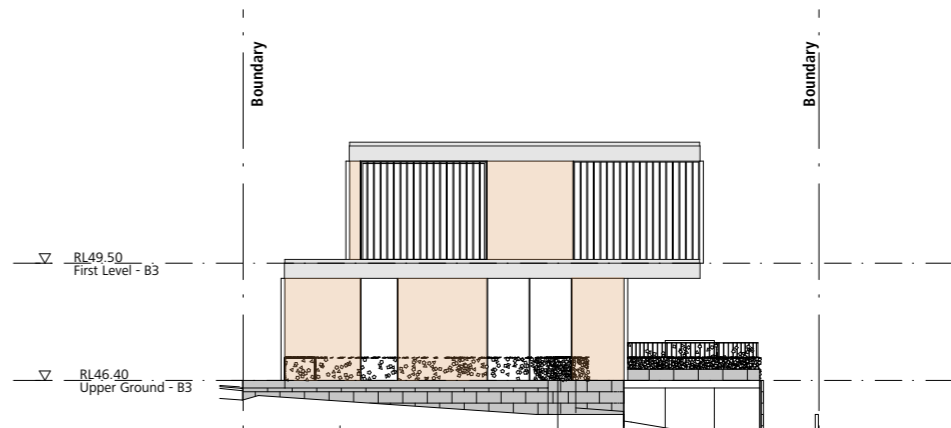
01 NORTH ELEVATION



03 SOUTH ELEVATION



02 EAST ELEVATION

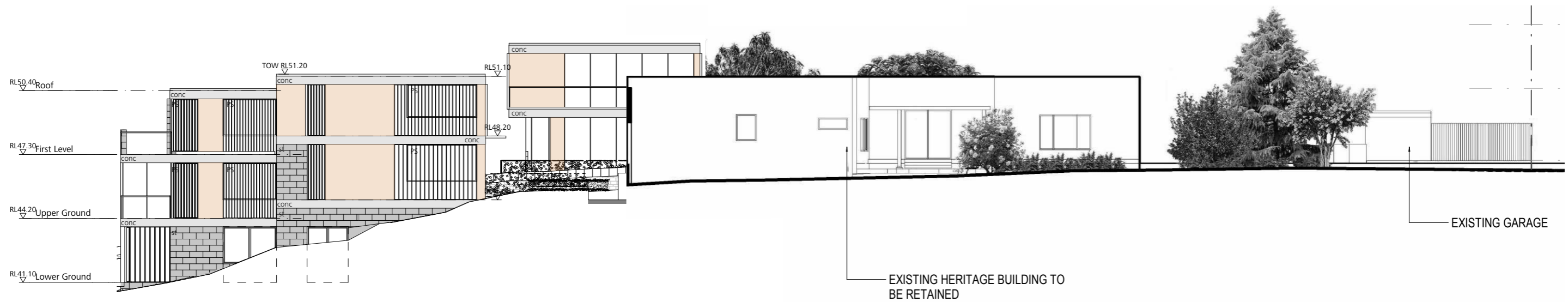


04 WEST ELEVATION

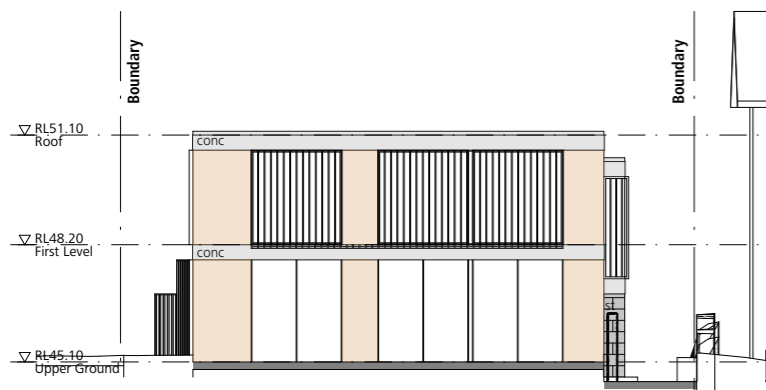
LEGEND  
PS Privacy screen  
st Stone



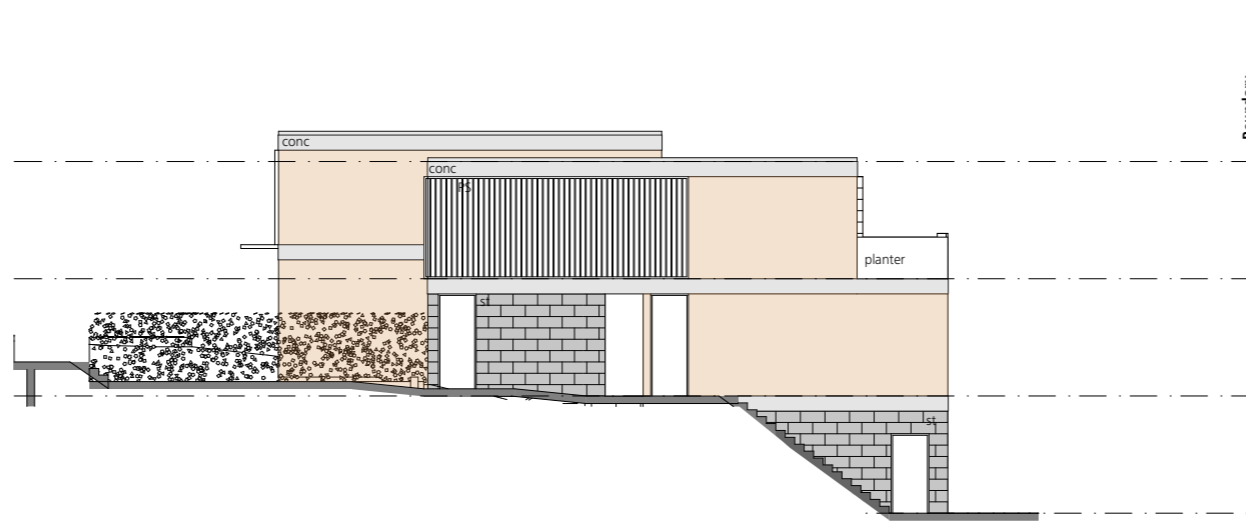




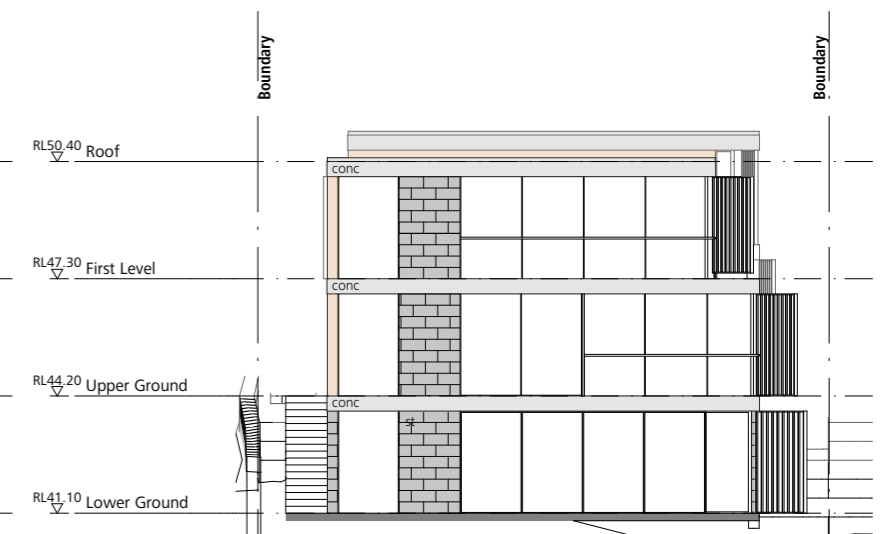
01 EAST ELEVATION



02 NORTH ELEVATION



03 WEST ELEVATION

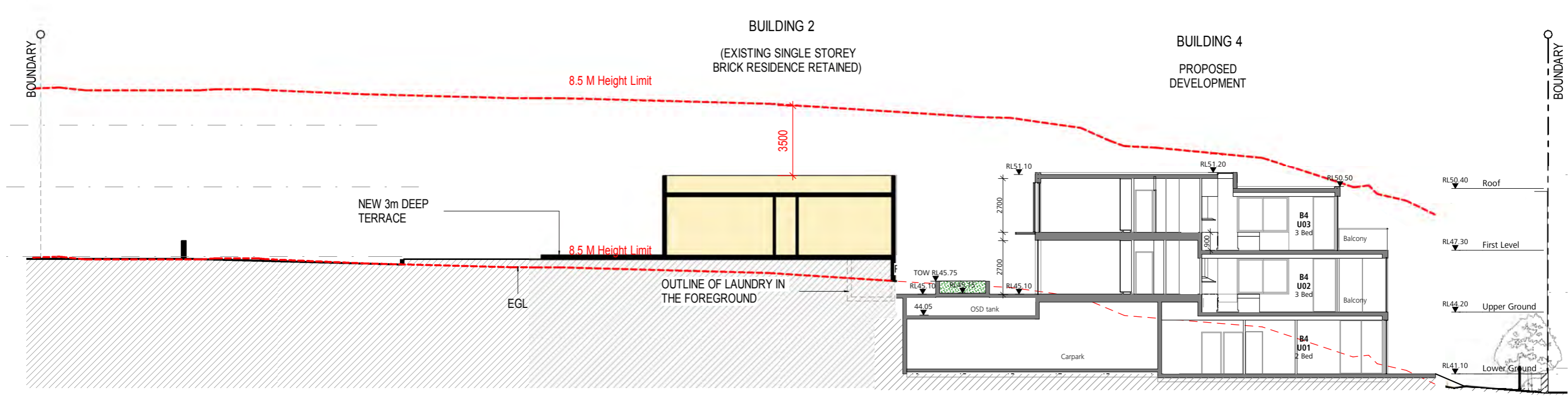


04 SOUTH ELEVATION

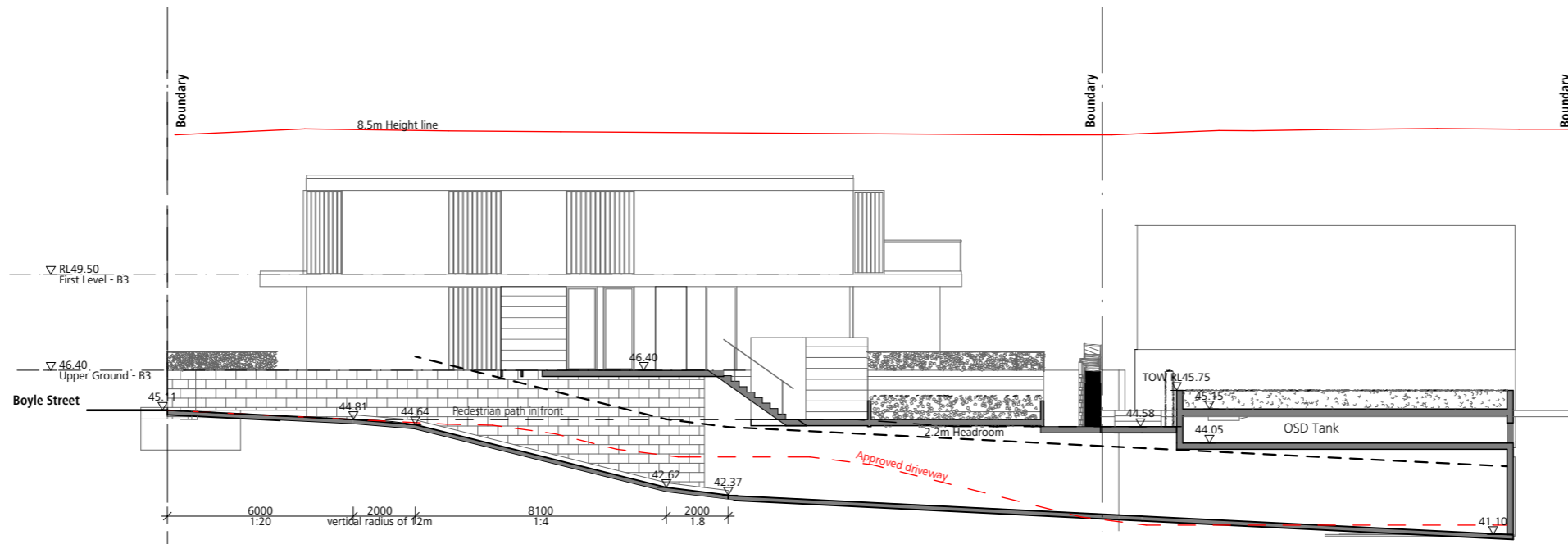
LEGEND  
PS Privacy screen  
st Stone



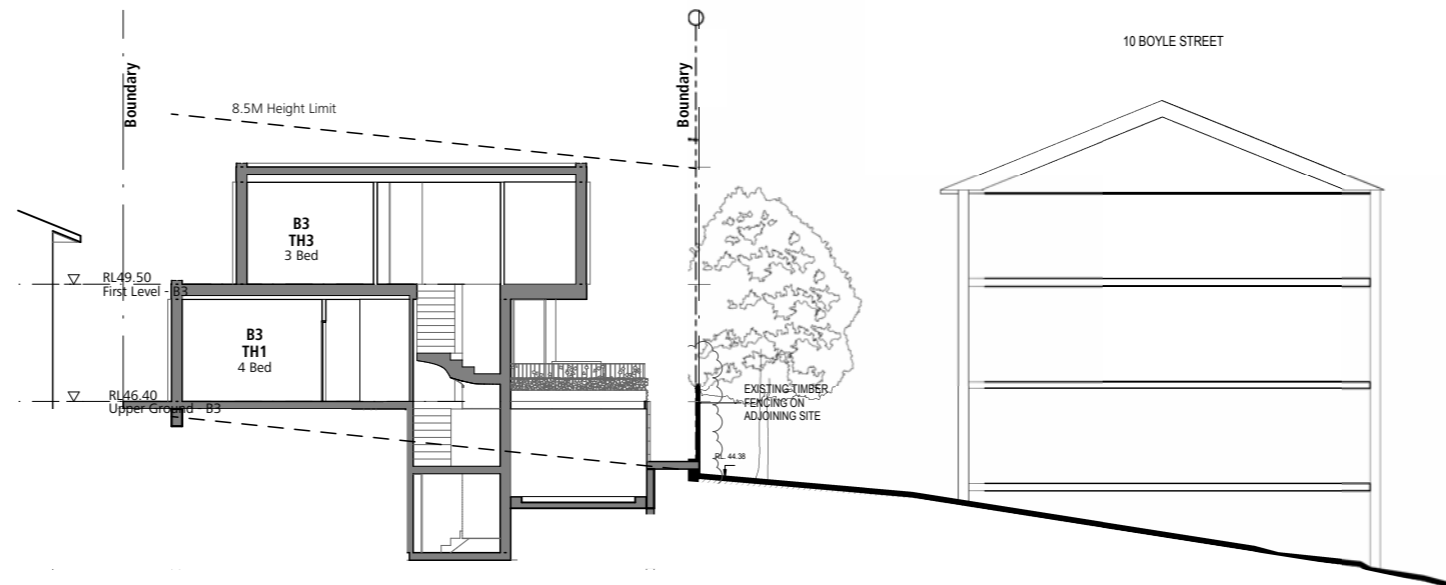
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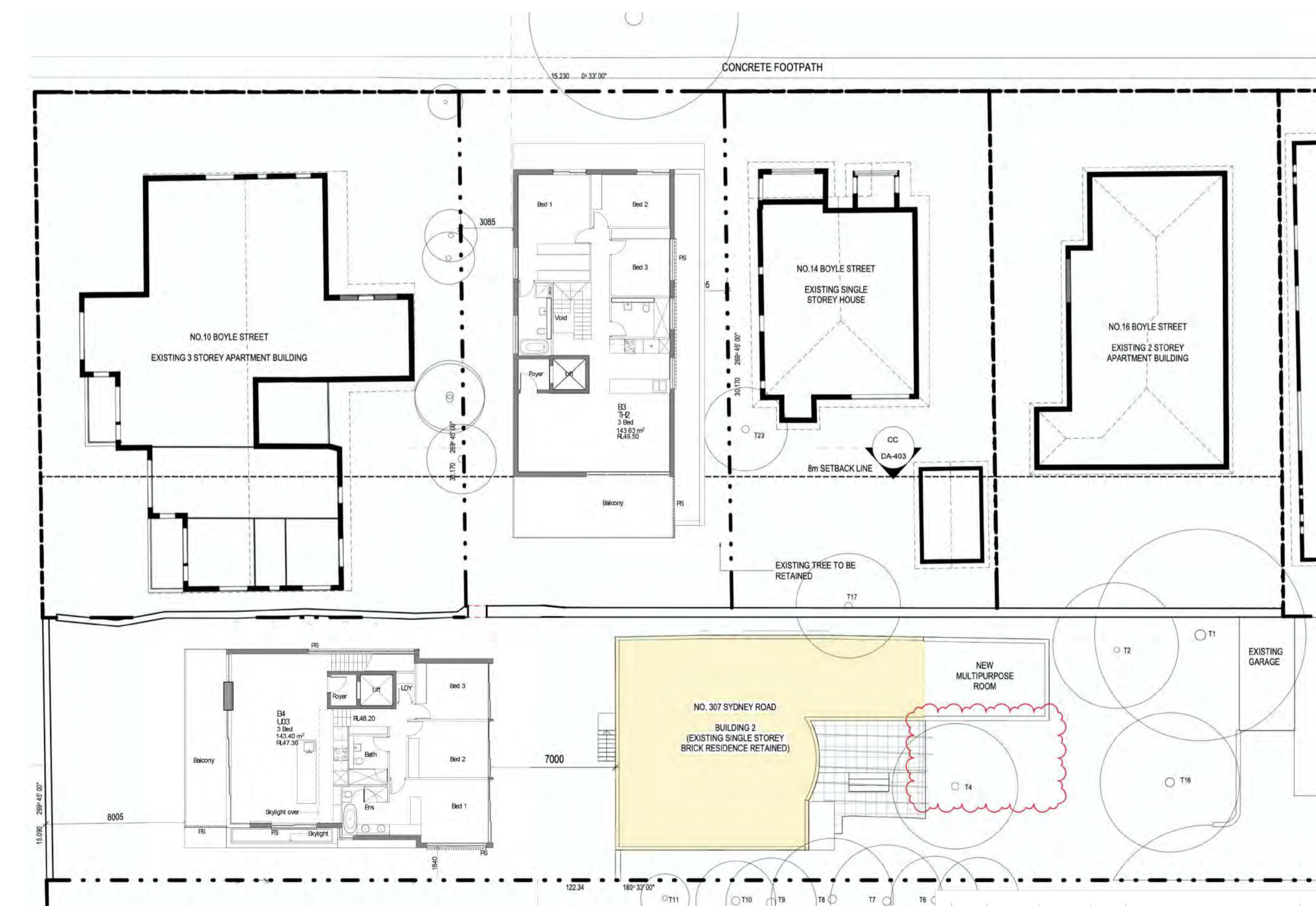
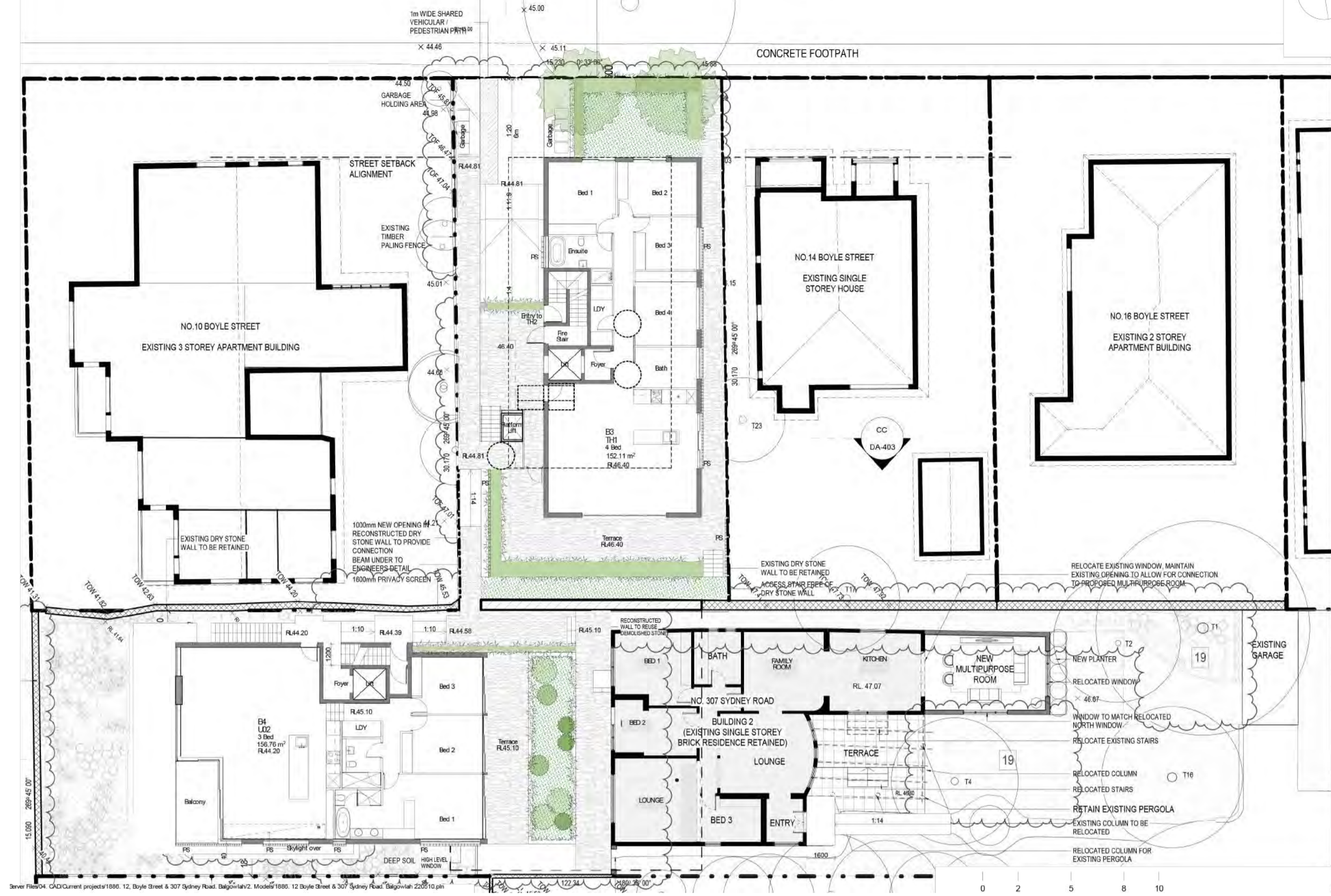
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**MANLY DCP 2013 : Dictionary**

- total open space** means that part of a site which is designed or designated to be used for active or passive recreation, and includes:
1. Landscaped area (see LEP meaning);
  2. Open Space Above Ground as defined in this DCP;
  3. Hard paved areas (un-enclosed pedestrian walkways and access paths pergolas, clothes drying and barbecue areas);
  4. Swimming pools occupying less than 30 percent of total open space; and
  5. Private open space (including principal private open space) as defined in this DCP.

- but excludes:
1. any area for parking (including garages; carports; hardstands and vehicular access to that parking);
  2. out buildings (including sheds, cabanas, cubby houses and the like).

**open space above ground** means that part of the total open space that is above ground being (including a veranda, balcony, terrace) and has a finished floor level that is more than 1m above existing ground level.

SITE AREA	1755.9 m <sup>2</sup>
Total Open Space (Manly DCP 2013)	947 m <sup>2</sup> (approx 54% of site area)
Total Open Space (Previously Approved) (Manly DCP 2013)	792 m <sup>2</sup> (45% of site area)
Total Open Space (Proposed)	898 m <sup>2</sup> (51% of site area)

**Proposed Total Open Space Area**

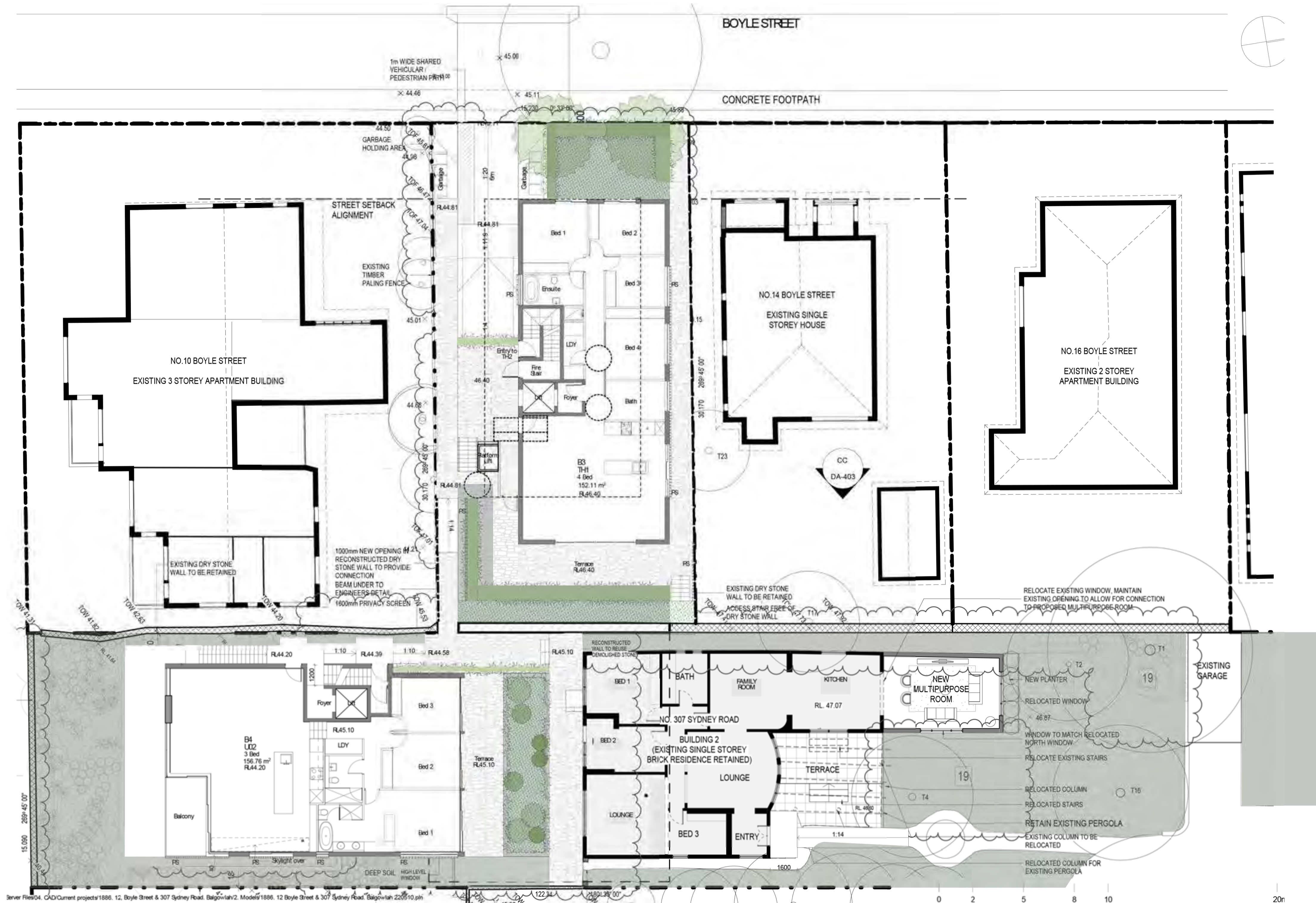
Level	Open Space Area
Ground	826.09 m <sup>2</sup>
<b>Total</b>	<b>826.09 m<sup>2</sup></b>

**Proposed Total Open Space Area Above Ground**

Level	Open Space Area
Ground	11.23 m <sup>2</sup>
Level 1	59.80 m <sup>2</sup>
<b>Total</b>	<b>71.03 m<sup>2</sup></b>

**LEGEND**

- TOTAL OPEN SPACE
- OPEN SPACE ABOVE GROUND

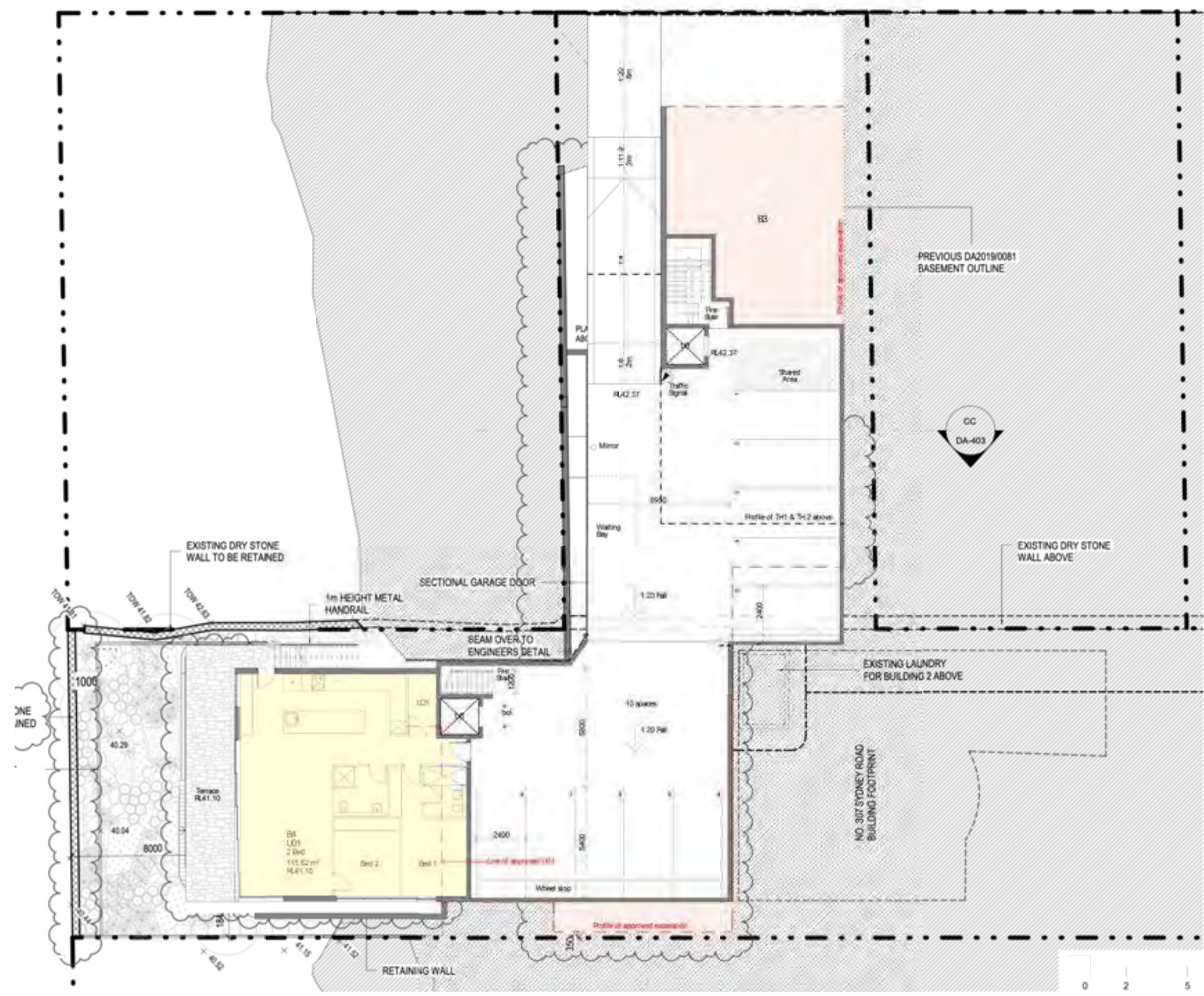


**LANDSCAPE AREA CALCULATIONS**

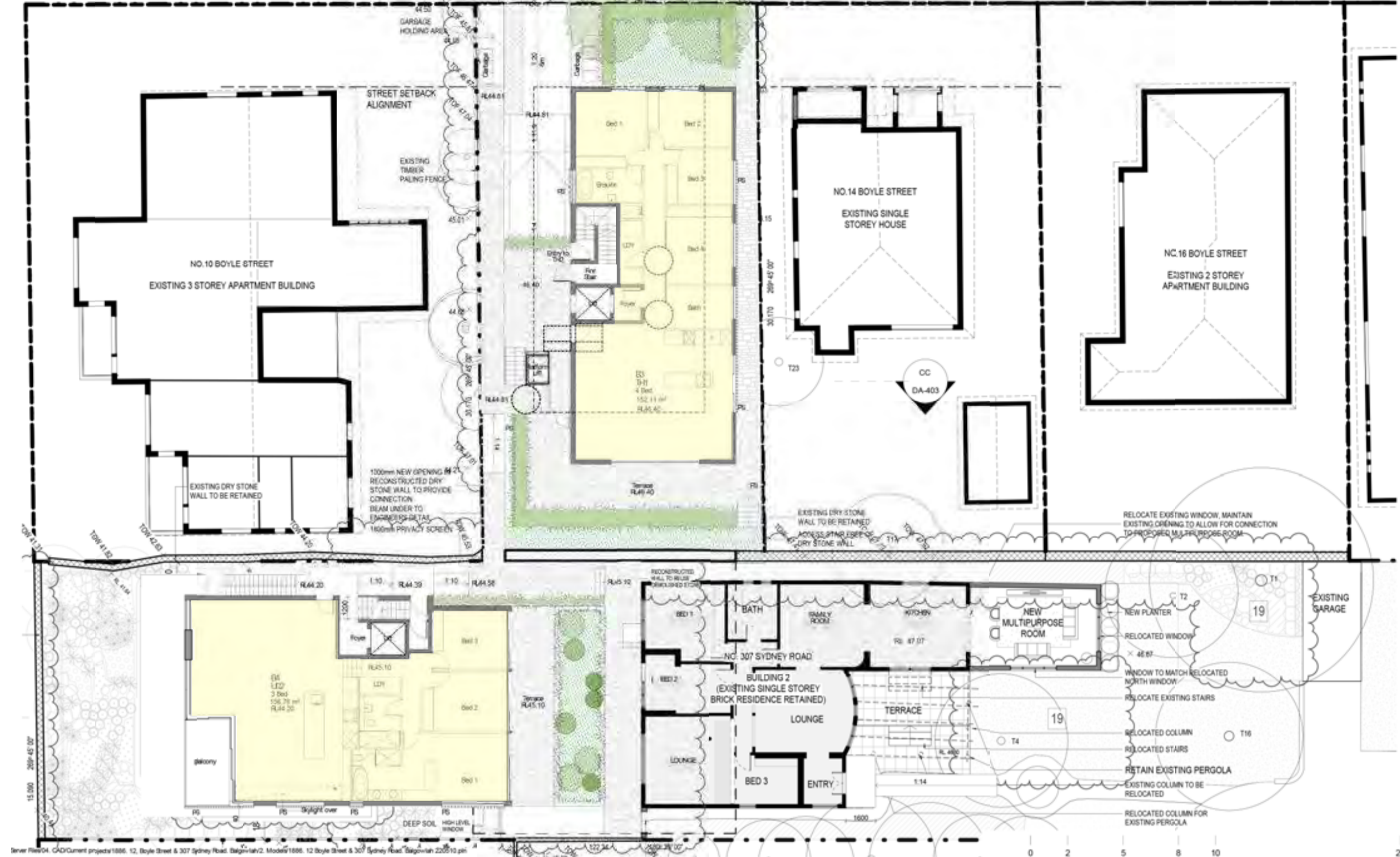
Ground Floor Plan	510.74 m <sup>2</sup>	SITE AREA	1755.9 m <sup>2</sup>
Proposed Landscape area	510.74 m <sup>2</sup>	Required Total Open Space (Manly DCP 2013)	965.75 m <sup>2</sup> (55% of site area)
		Required Landscape Area (Manly DCP 2013)	338 m <sup>2</sup> (35% of Total Open Space)
		Proposed Landscape area	510.74 m <sup>2</sup> (52.9% of Required Total Open Space)
			<b>COMPLIES</b>

MANLY LEP 2013 : Dictionary

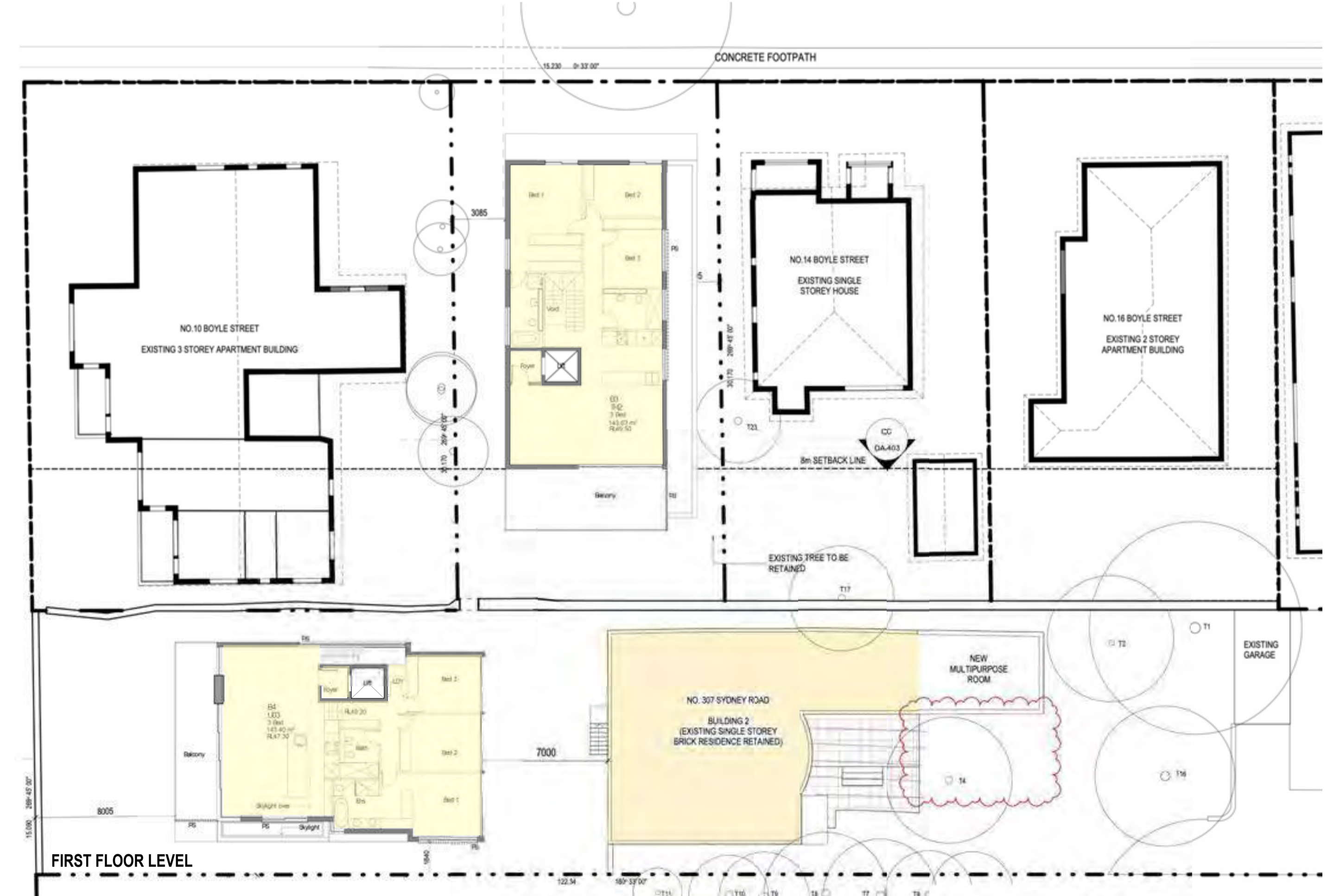
landscaped area means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.



LOWER GROUND LEVEL



UPPER GROUND LEVEL

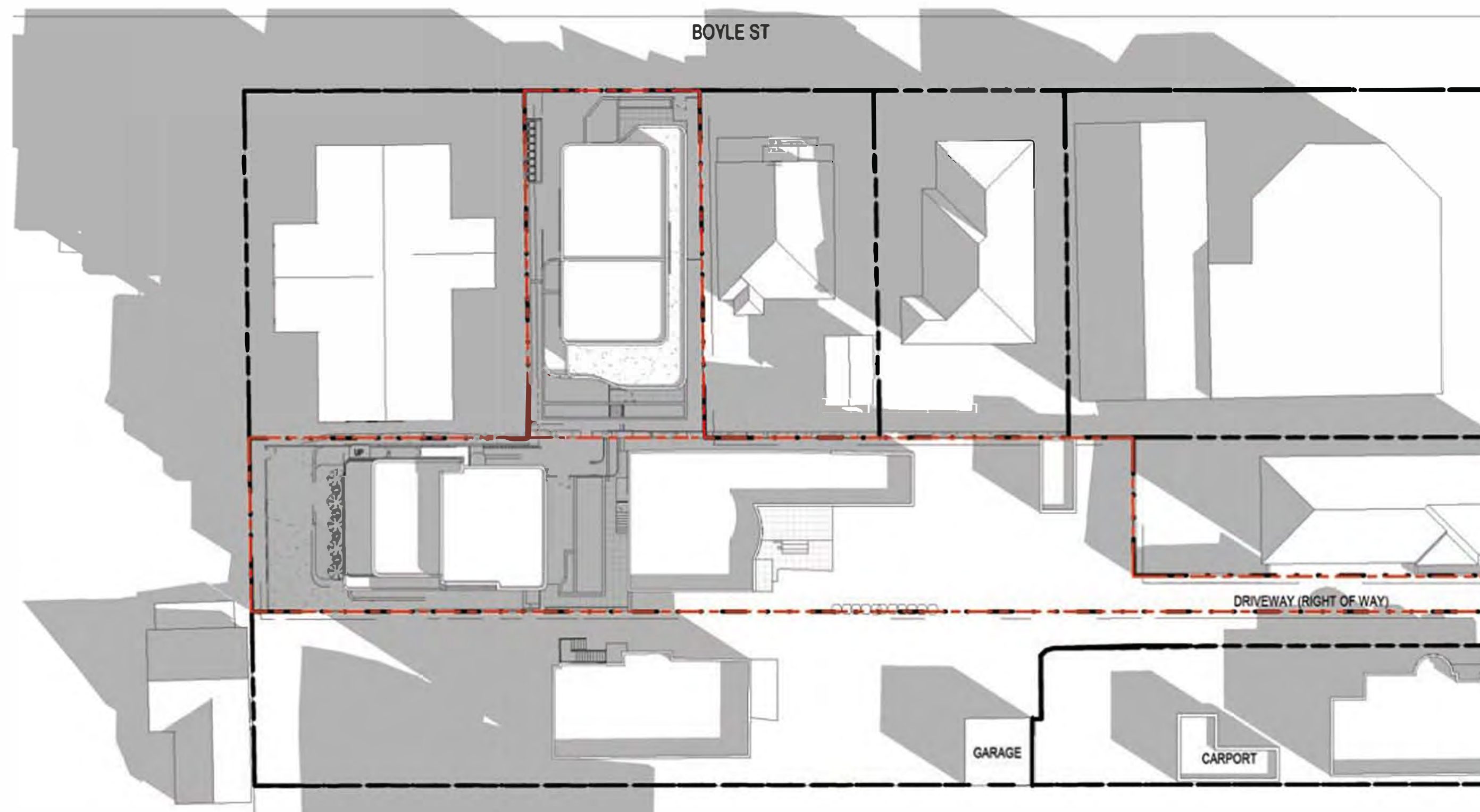


FIRST FLOOR LEVEL

GFA SCHEDULE	
LEVEL	GFA
GFA - UG - B4 U2	156.76 m <sup>2</sup>
GFA - L1 - B4 U3	147.9 m <sup>2</sup>
GFA - L1 - B3 TH2	143.60 m <sup>2</sup>
GFA - UG - B3 TH1	152.11 m <sup>2</sup>
GFA - LG - B4 U1	112.73 m <sup>2</sup>
GFA - UG - B2 HI	159.0 m <sup>2</sup>
GFA - UG - B2	30.3 m <sup>2</sup>
	901 m <sup>2</sup>

Previously Approved
163.6
134.2
136.4
157.8
103.8
155
30.3

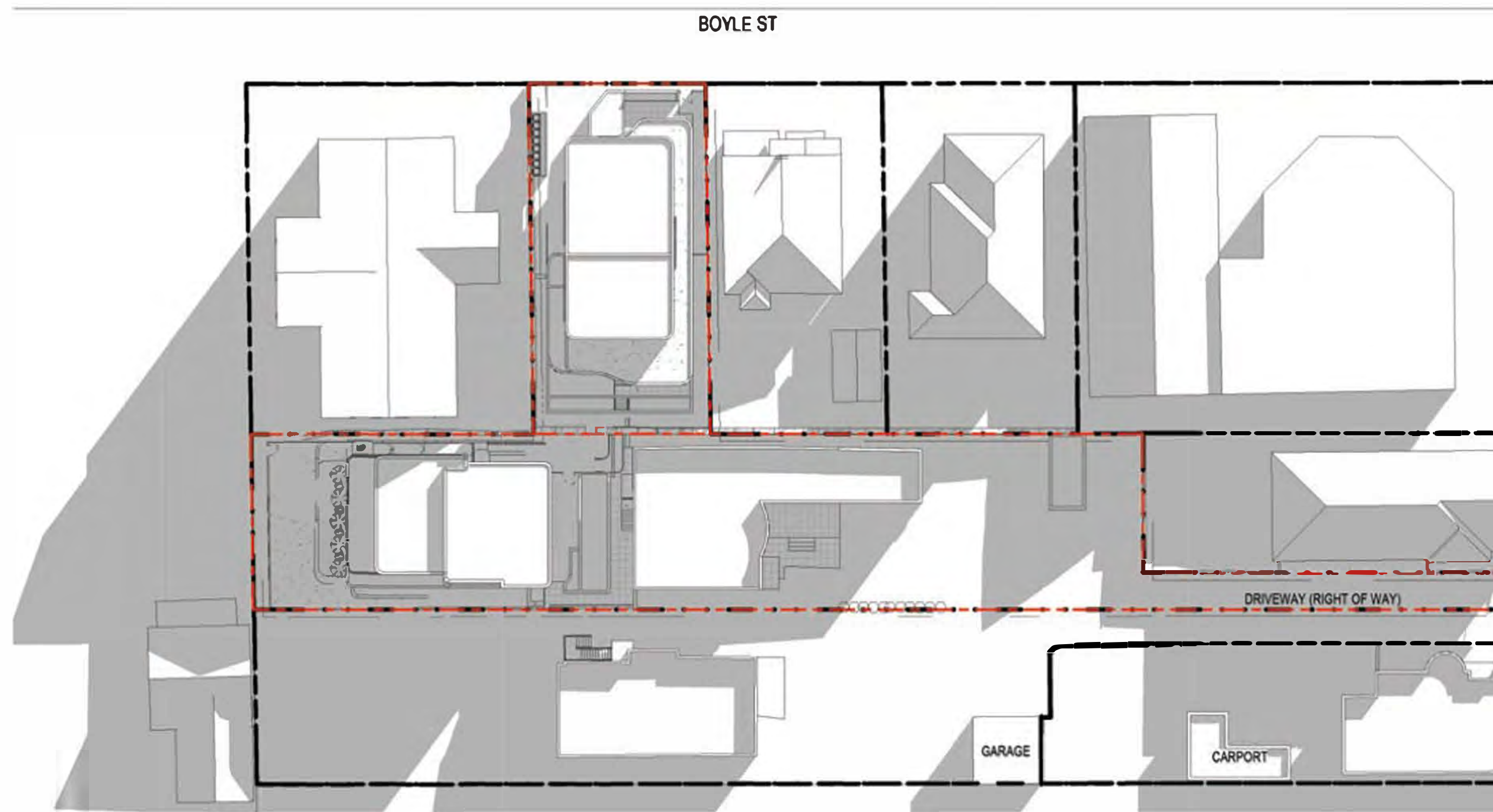
SITE AREA 1755.9 m<sup>2</sup>  
 PROPOSED FSR 0.51:1  
 MAX FSR 0.6:1  
 COMPLIES WITH MLEP 2013



Proposed Shadows 21st June, 9am

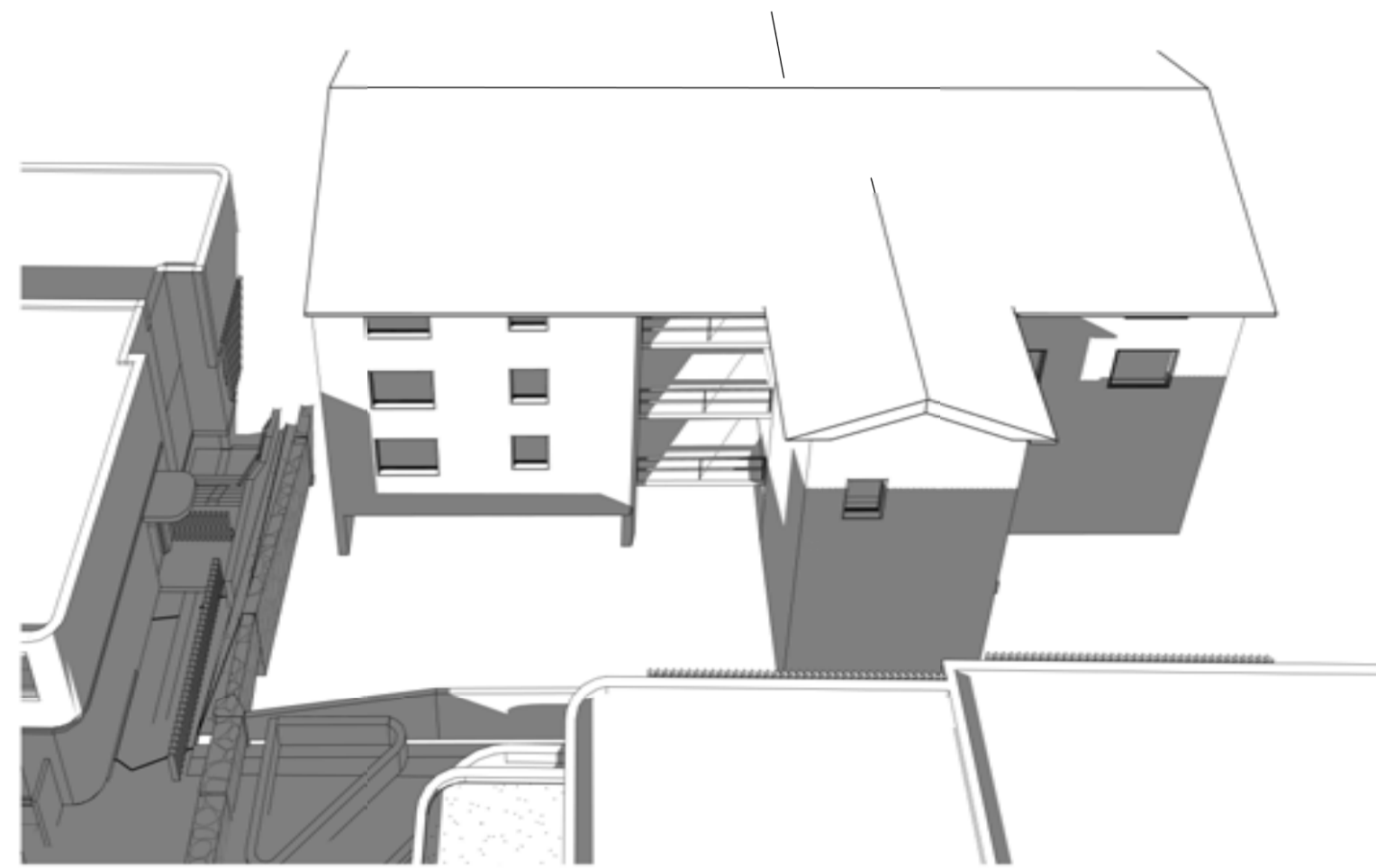


Proposed Shadows 21st June, 12pm

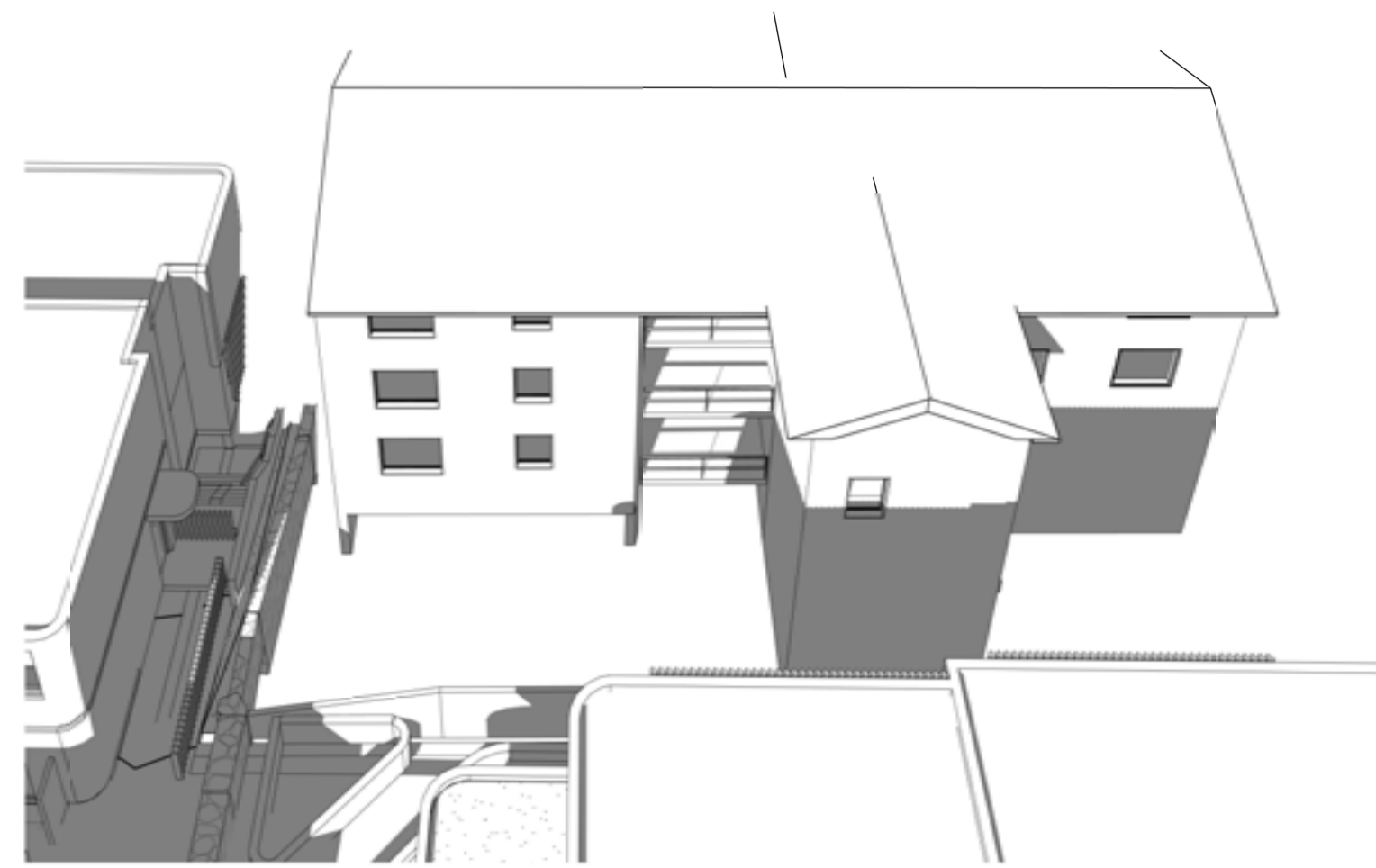


Proposed Shadows 21st June, 3pm

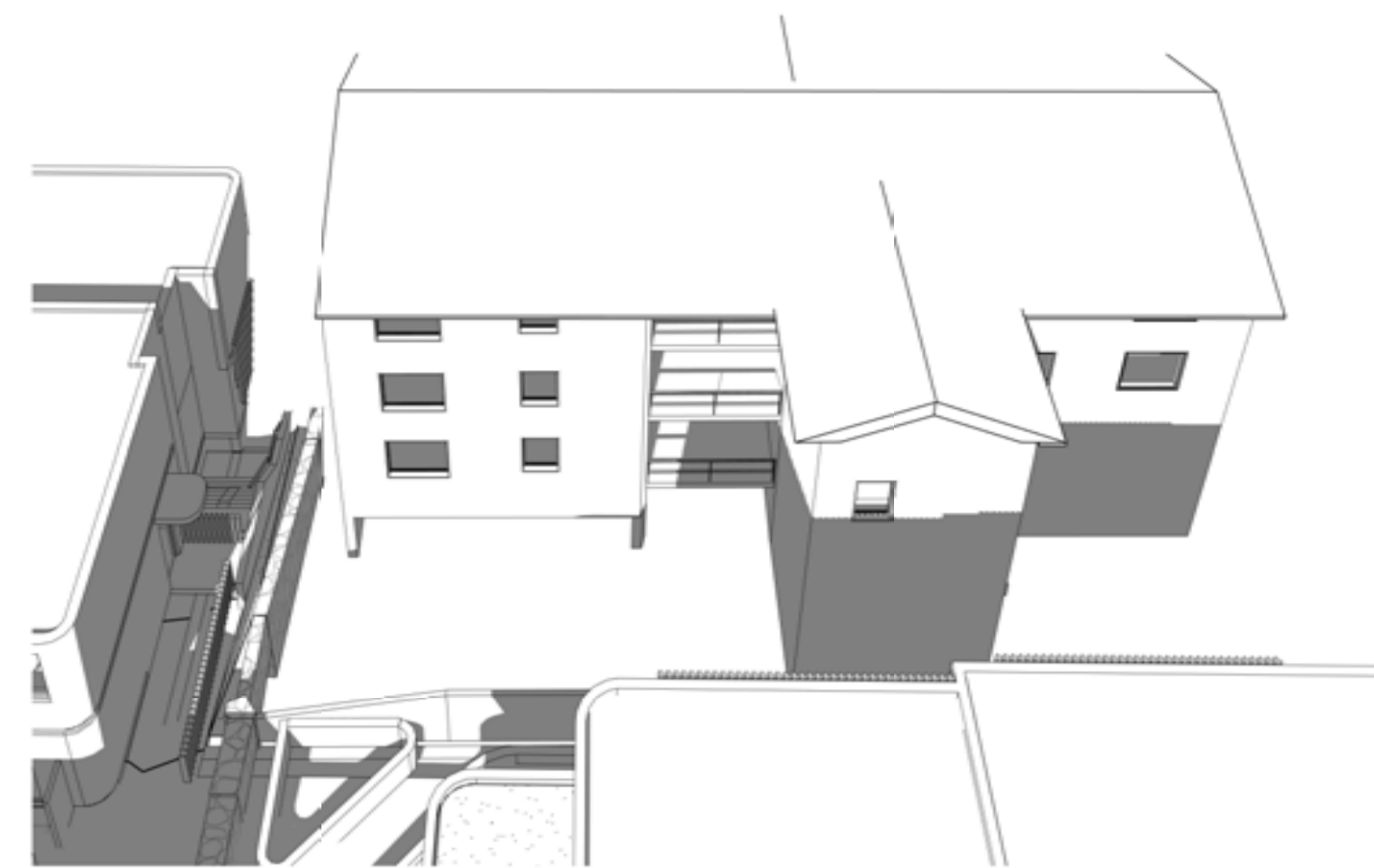




21st JUNE - 9AM



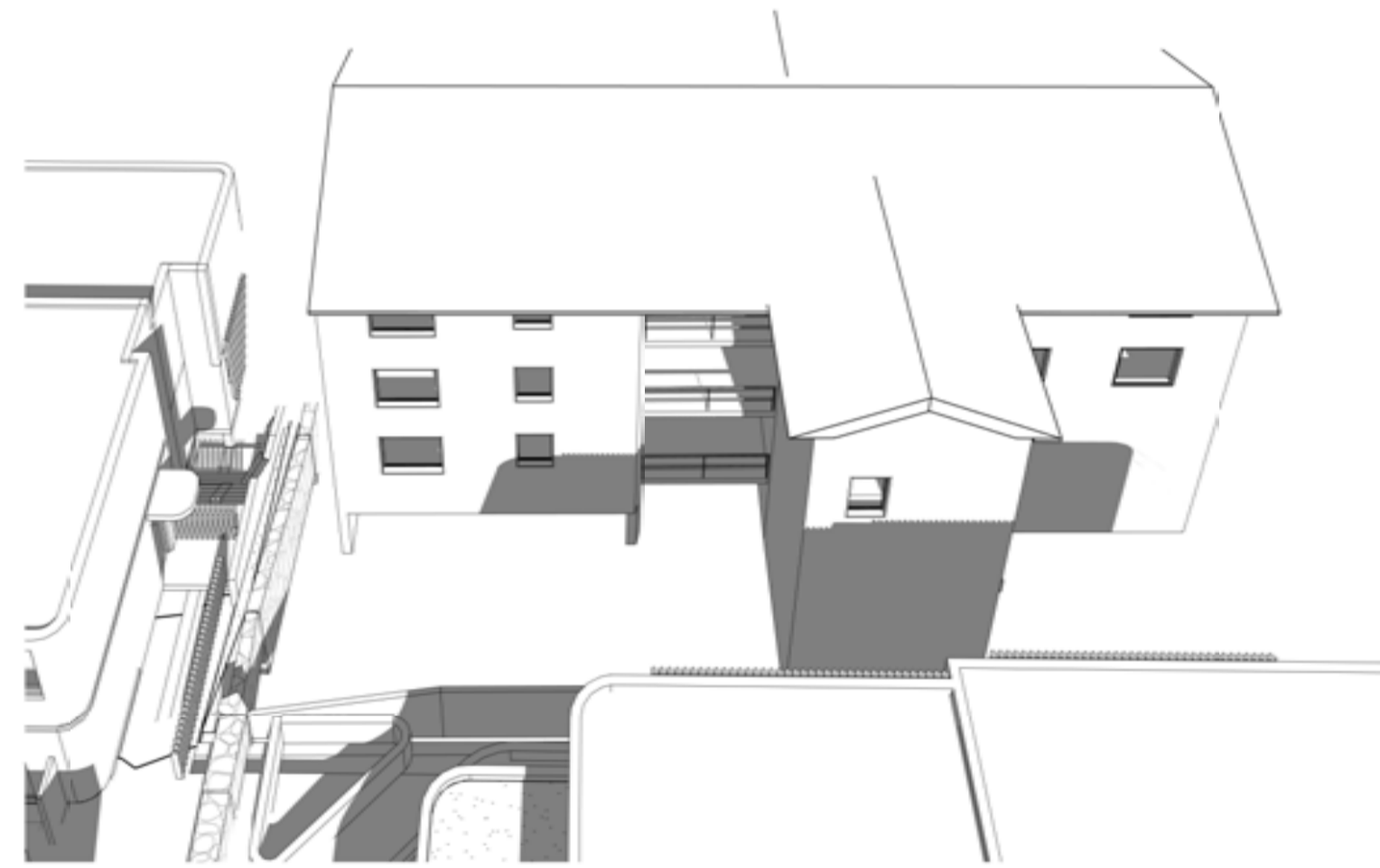
21st JUNE - 10AM



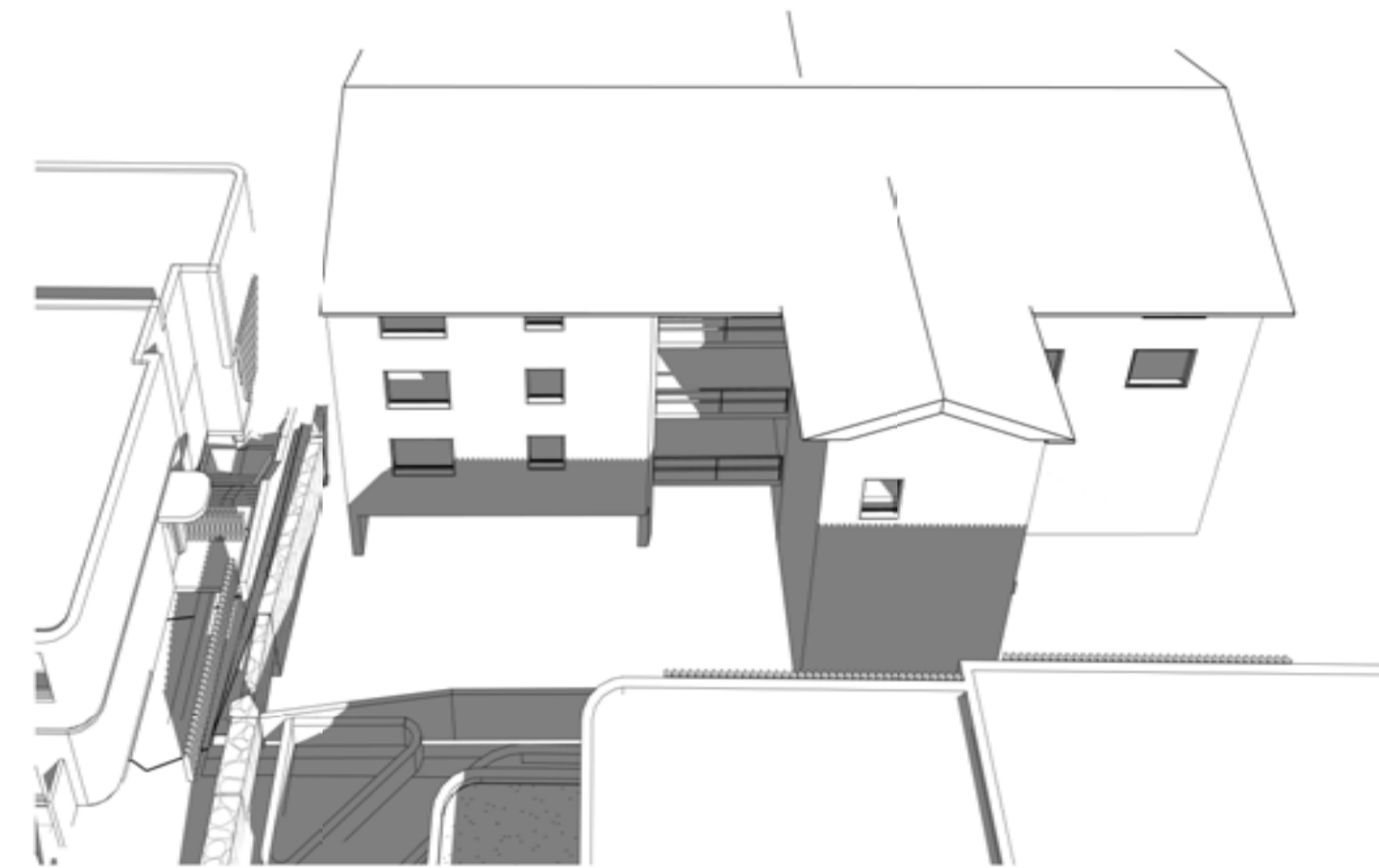
21st JUNE - 10:30AM



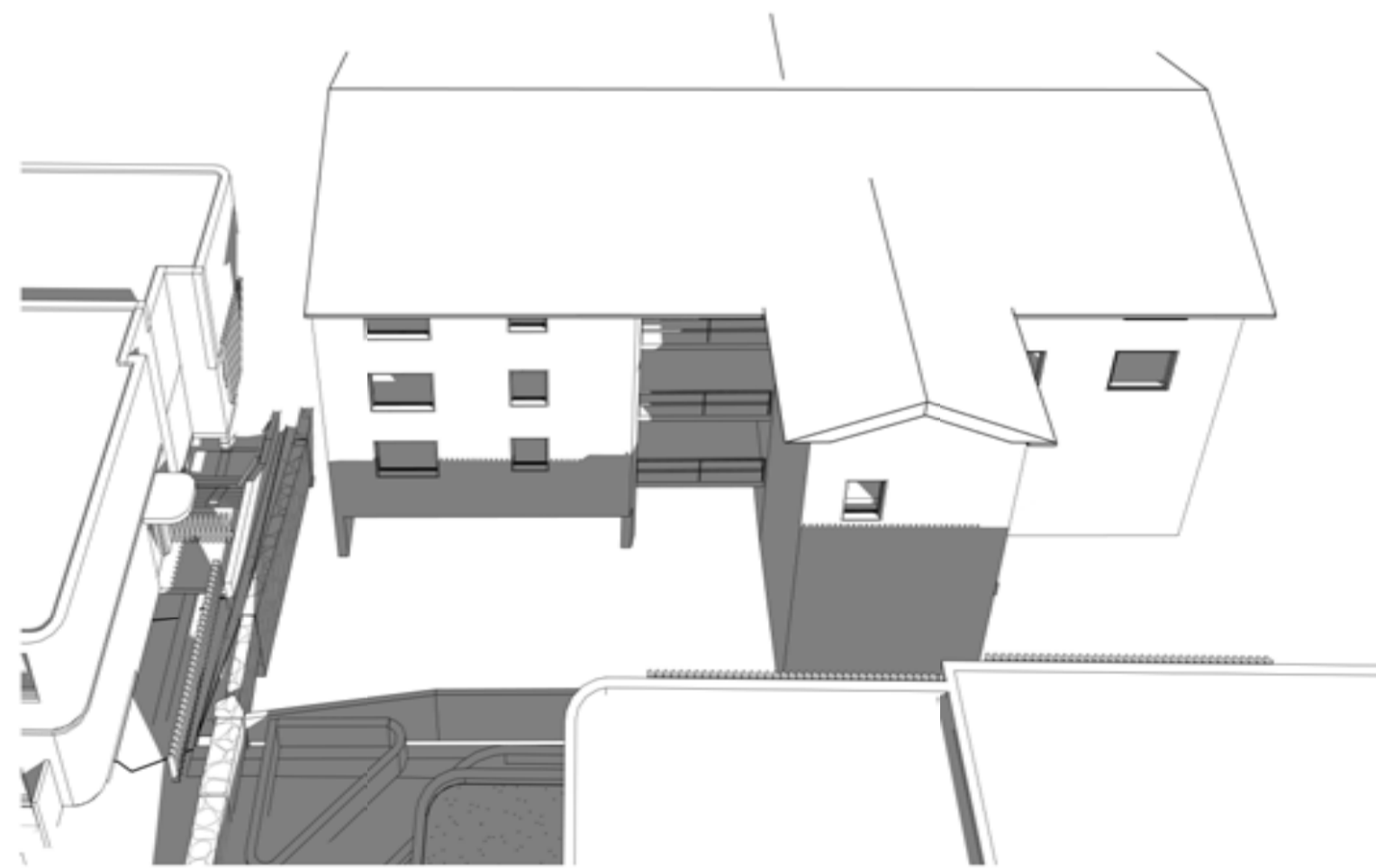
21st JUNE - 11AM



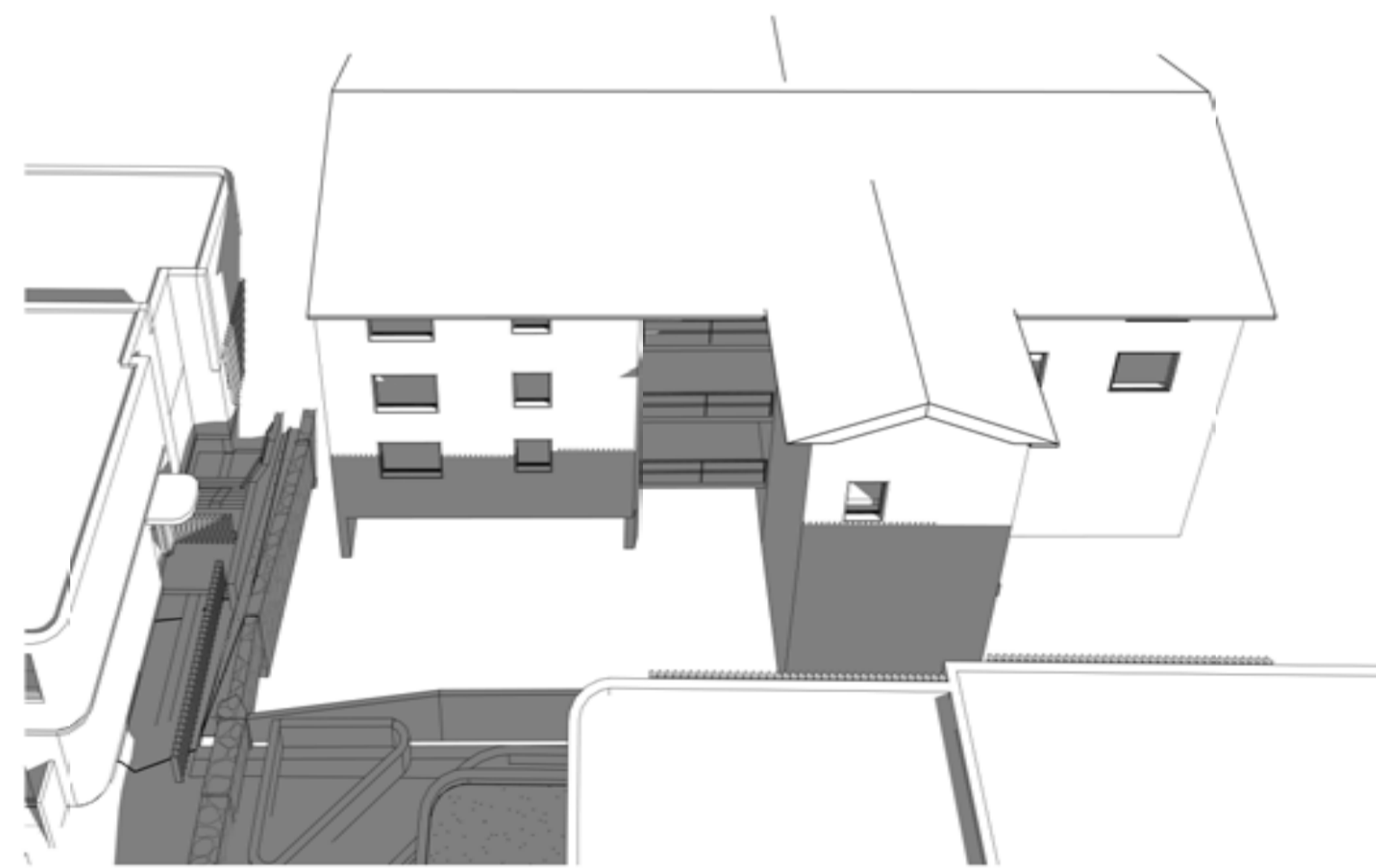
21st JUNE - 12PM



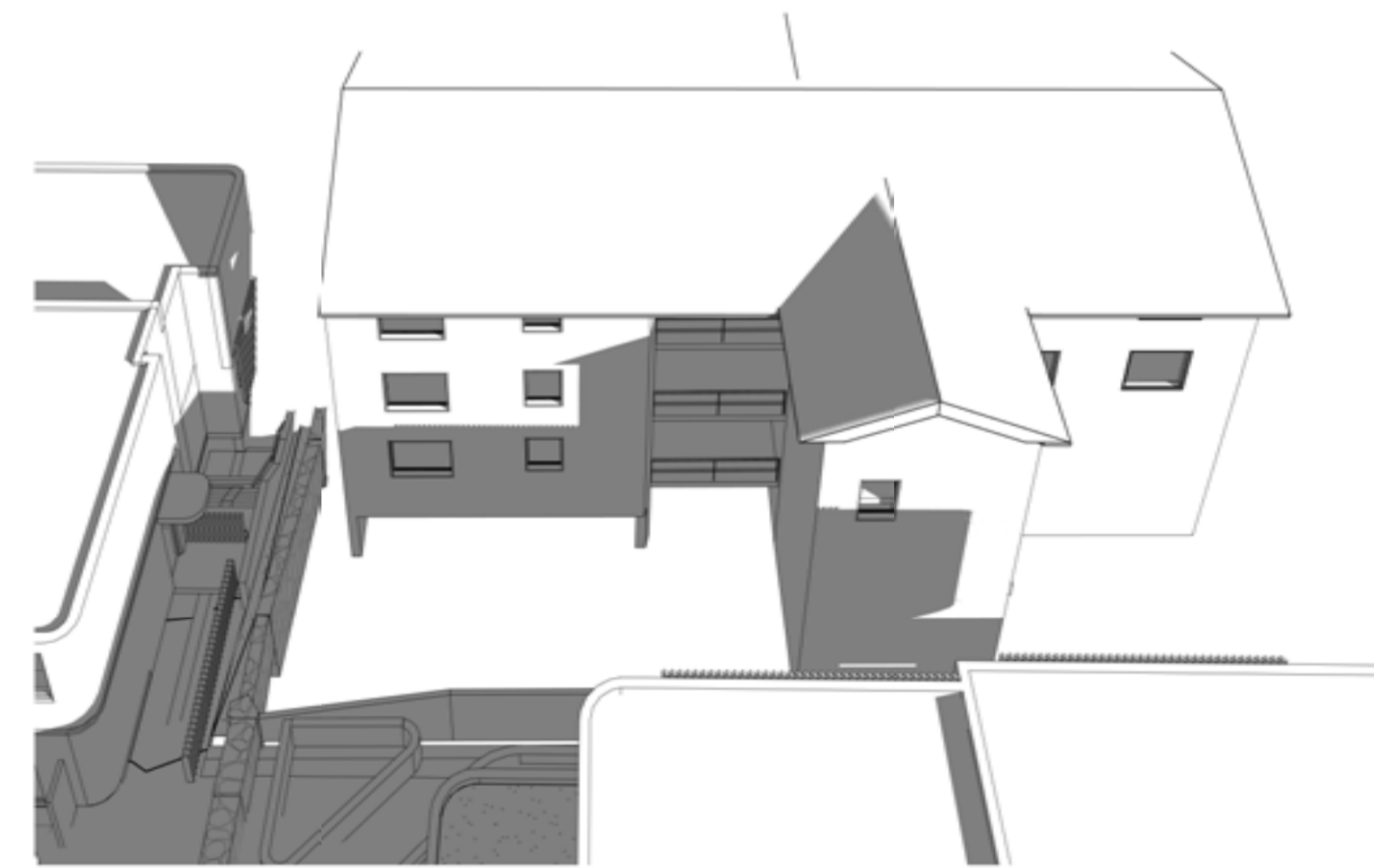
21st JUNE - 1PM



21st JUNE - 1:30PM



21st JUNE - 2PM



21st JUNE - 3PM

Ground unit window 1 will receive 5 hours solar access on 21 JUNE from 9am - 3pm.

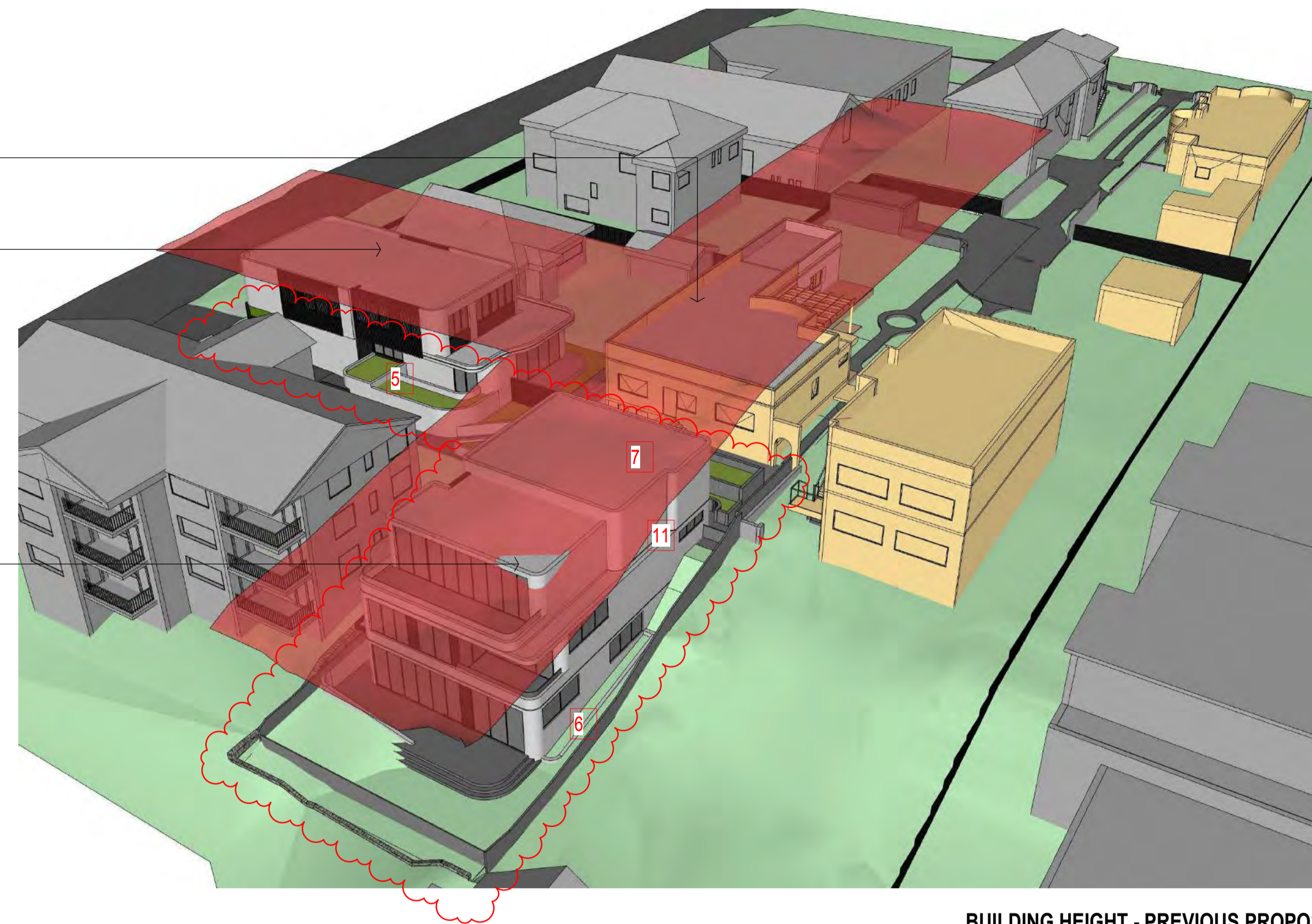
Ground unit window 2 will receive 3 hours solar access on 21 JUNE from 9am - 3pm.

Ground floor unit of 10 Boyle St will receive min 3 hours solar access on 21 June from 9am to 3pm.

Existing heritage building to be retained

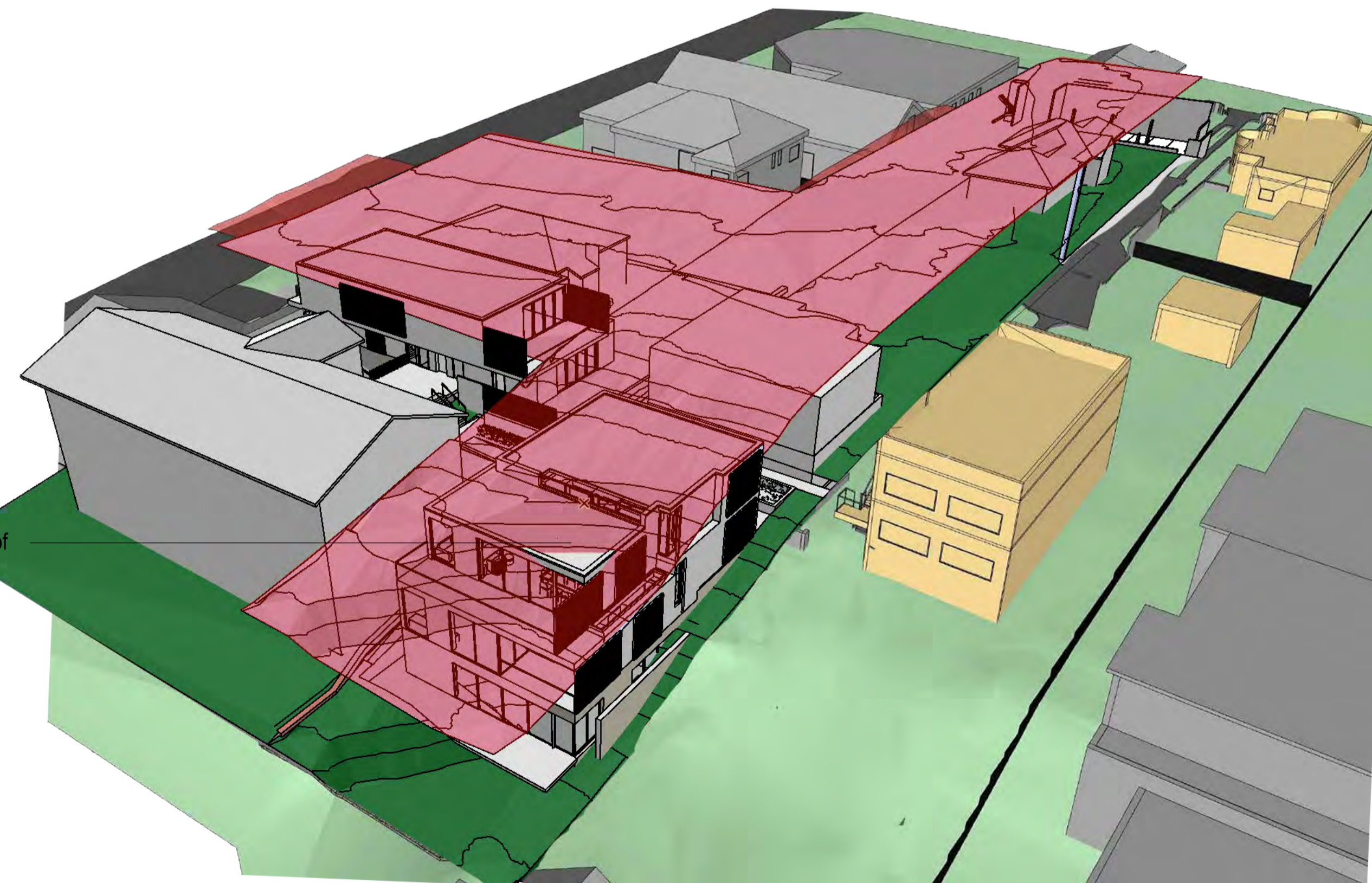
Amended building 3 sits below 8.5 M height control

Amended building 4 generally sits below 8.5M height control with a slight variation on the south eastern corner which is 840 mm above at its most southern point. Total area of encroachment is 4.7m<sup>2</sup> which only represents 2.5% of the the total roof area.



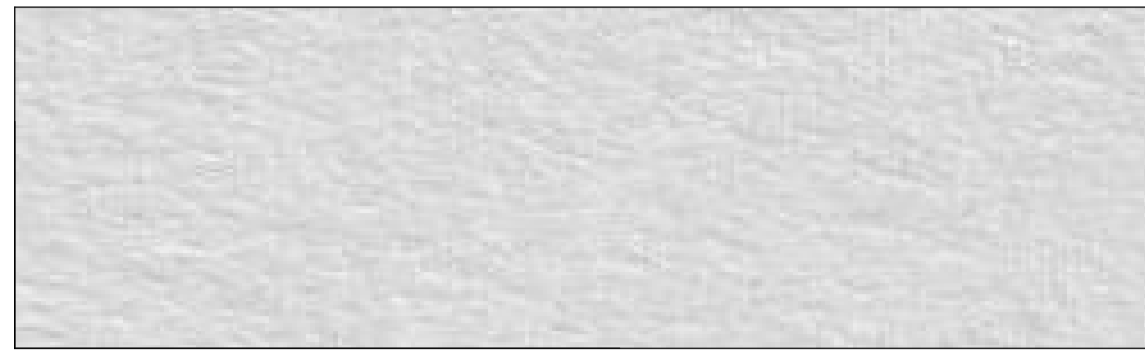
BUILDING HEIGHT - PREVIOUS PROPOSAL

Northern Skylight protrudes beyond roof



BUILDING HEIGHT - PROPOSAL

■ HEIGHT PLANE IN RED 8.5M ABOVE NATURAL GROUND ■ EXISTING HERITAGE BUILDING ■ EXISTING BUILDING

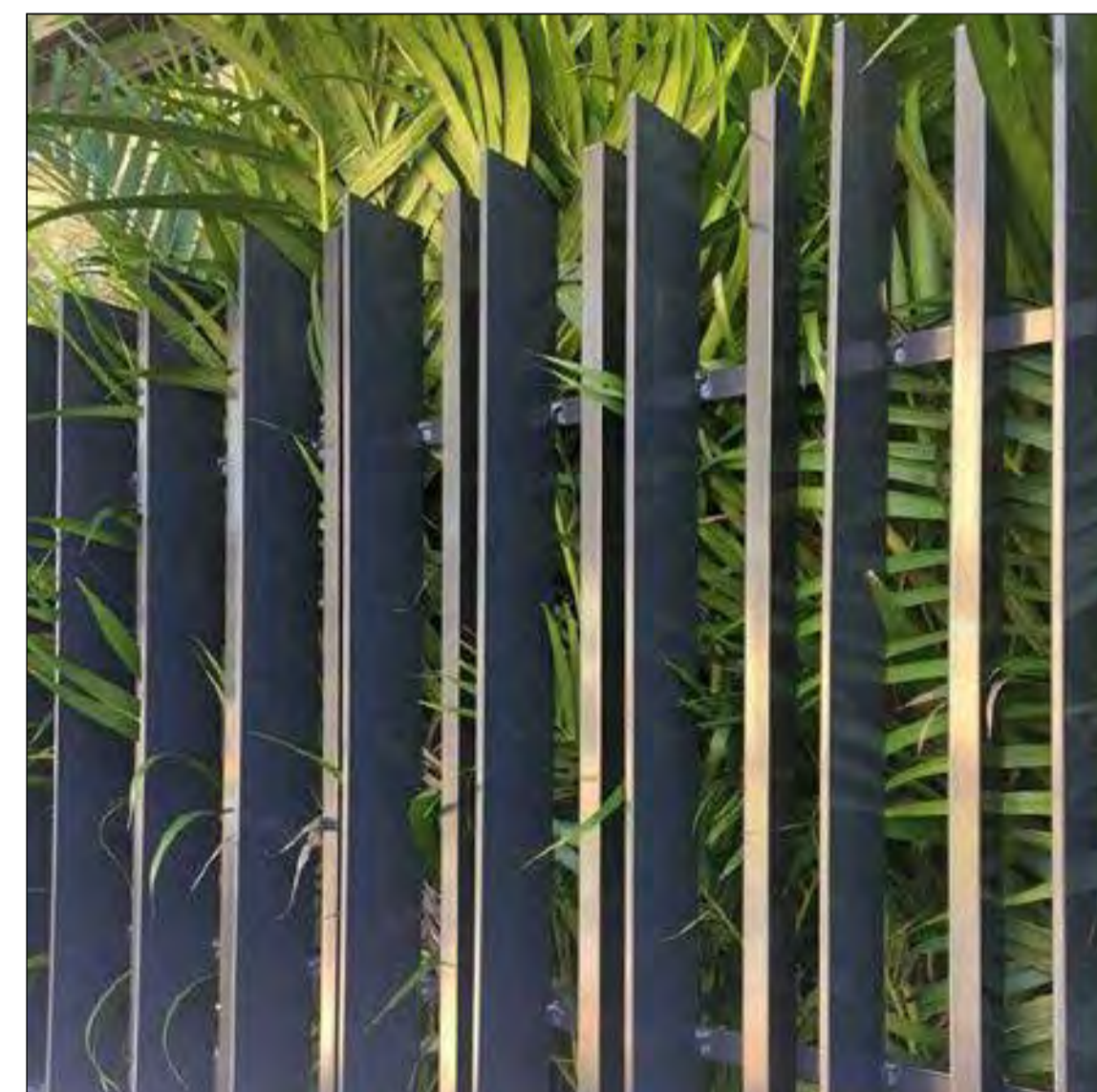
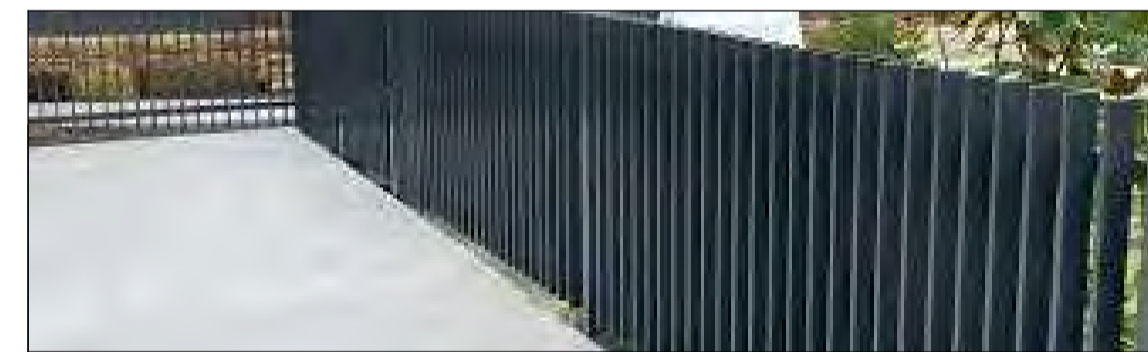


P1 - RENDER AND PAINT FINISH - WHITE

P2 - RENDER AND PAINT FINISH  
BRONZE GLAZING

S - EXISTING STONE WALL

LV - ALUMINIUM LOUVRES IN CHARCOAL  
POWDERCOATED FINISH



G1 - FRAMED GLASS - BALUSTRADE

G2 - OBSCURED GLASS PRIVACY SCREEN

F1 - ALUMINIUM FENCE IN CHARCOAL  
POWDERCOATED FINISH

F2 BASE STONE

DRAWING NOTES

**INTERIOR GENERAL**  
 Doors throughout clear opening of 820mm.  
 Doors to main entry door visible toilet bedroom clear opening of 850mm.  
 The post-adaptation plans all doors 850mm clear openings.

**KITCHEN**  
 Minimum 800mm work surface.

**BATHROOM**  
 Hobless shower recess, minimum size 1160 x 1100mm.  
 Recessed soap holder (SH)  
 Shower taps for easy reach.  
 Provision for adjustable, detachable hand-held shower rose.  
 Provision for grabrail (wall strengthening required) (HR)  
 Provision for washbasin with clearances to comply with AS1428.1

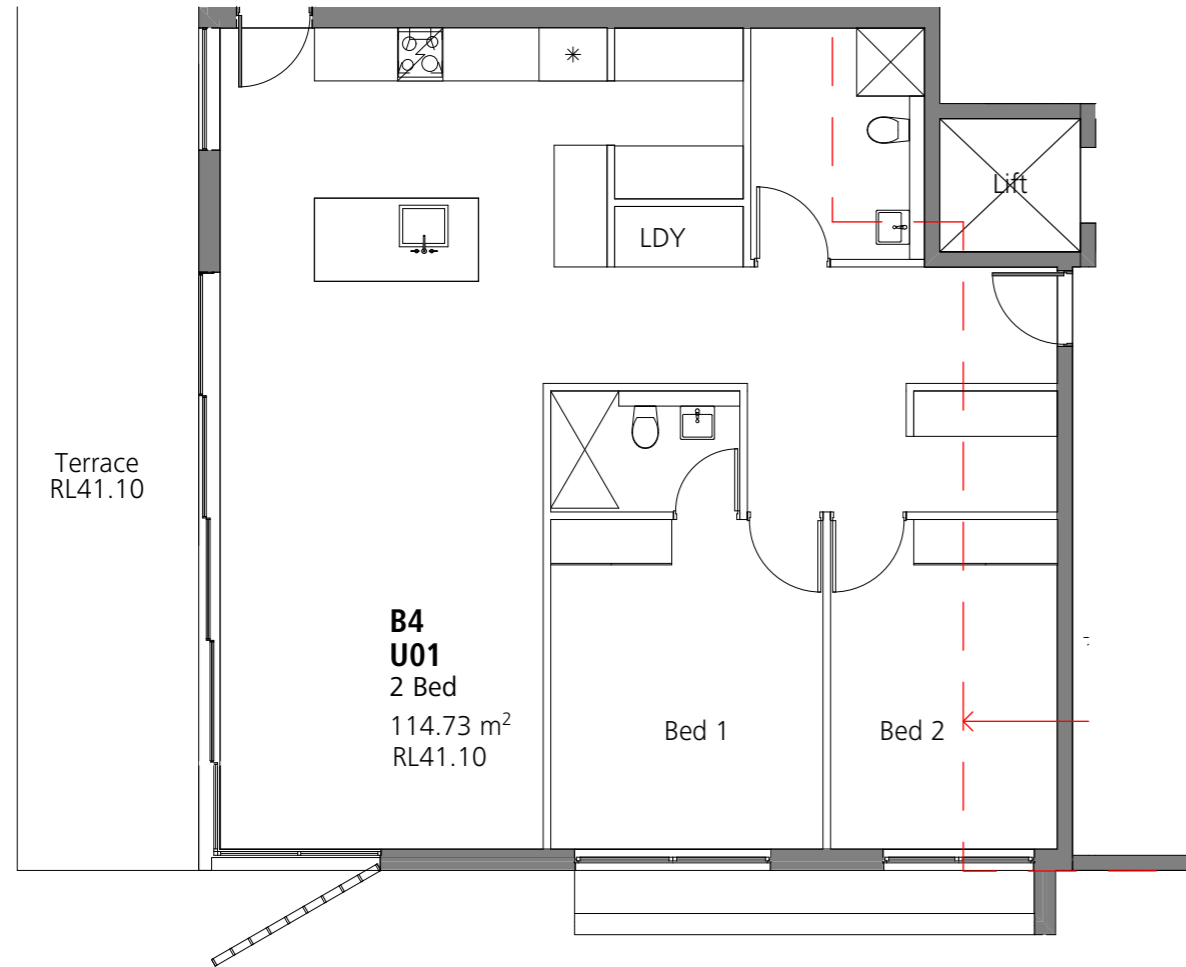
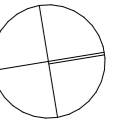
**TOILET**  
 Accessible toilet as per Figure 4.3 of AS 4299-1995.

**ADAPTABLE HOUSING SPECIFICATION**  
 General  
 Door lever handles and hardware comply with clause 13.5 of AS1428.1-2009  
 Door hardware throughout operable with one hand and located 900-1100mm above the floor.  
 A telephone outlet to be provided in the living area adjacent to a GPO.  
 Provision for potential illumination level of not less than 300 lux.  
 Slip resistant floor surfaces.

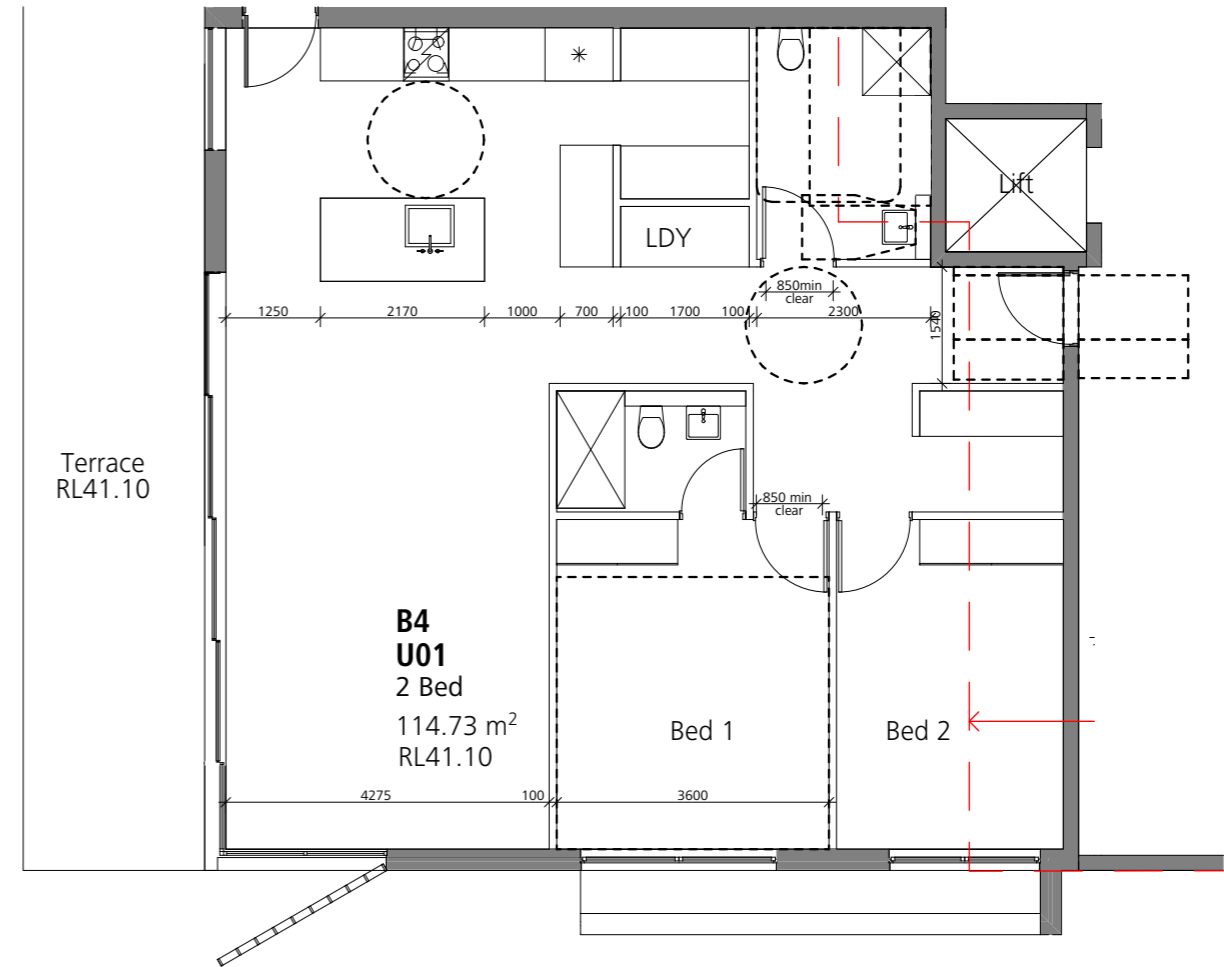
**Kitchen**  
 Kitchen sink replaceable to heights from 750mm to 850mm  
 Kitchen sink bowl max. 150mm deep, as per clause 4.5.6 of AS 4299.  
 Tap set capstan or lever handles or lever mixer, as per clause 4.5.6(e) of AS 4299.  
 Tap set located within 300mm of front of sink, as per clause 4.5.6(e) of AS 4299.  
 Cooktops front or side controls, as per clause 4.5.7 of AS 4299.  
 Cooktops isolating switch, as per clause 4.5.7 of AS 4299.  
 GPOs within 300mm of front of work surface to comply with AS 1428.1.  
 Accessible GPO to refrigerator.

**Bathroom**  
 Shower area waterproofed to AS3740 with floor to fall to waste.  
 Tap sets to be capstan or lever handles with single outlet.  
 Double GPO to be provided beside mirror.

**Laundry**  
 Double GPO to be provided

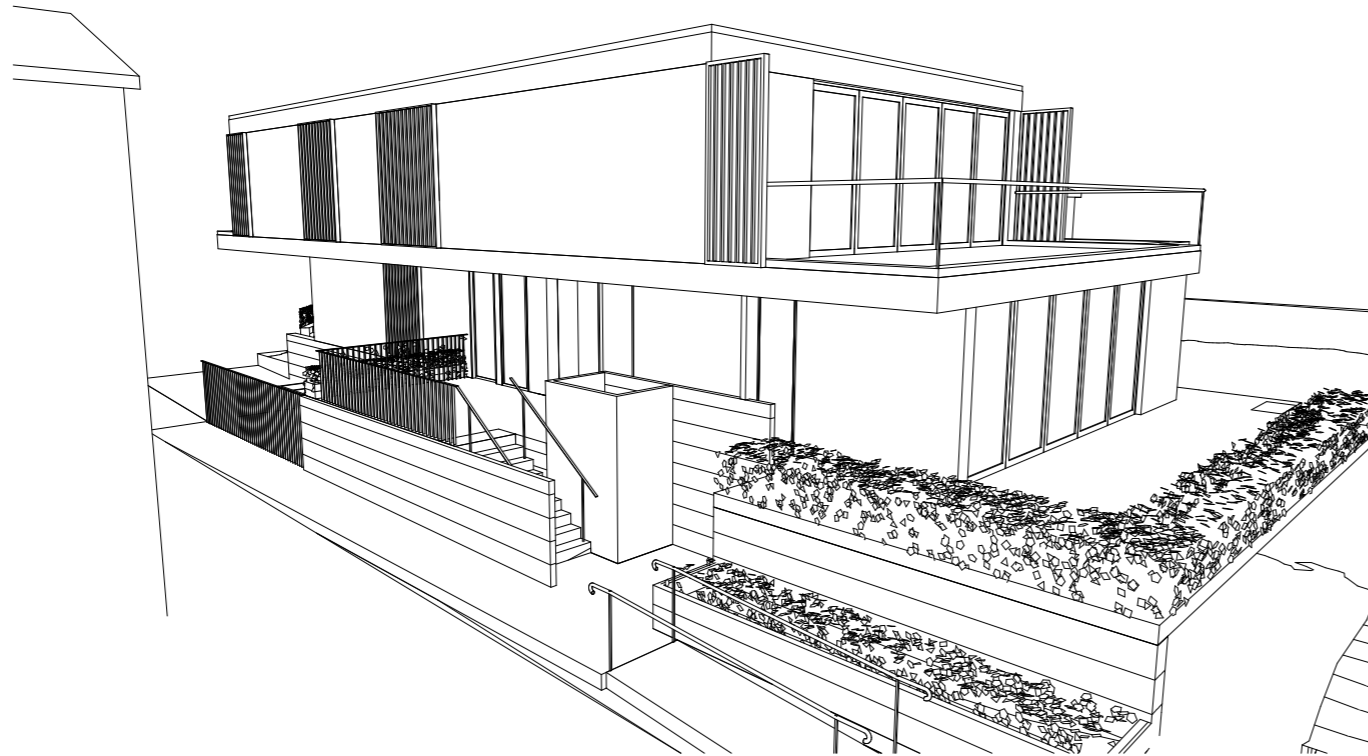
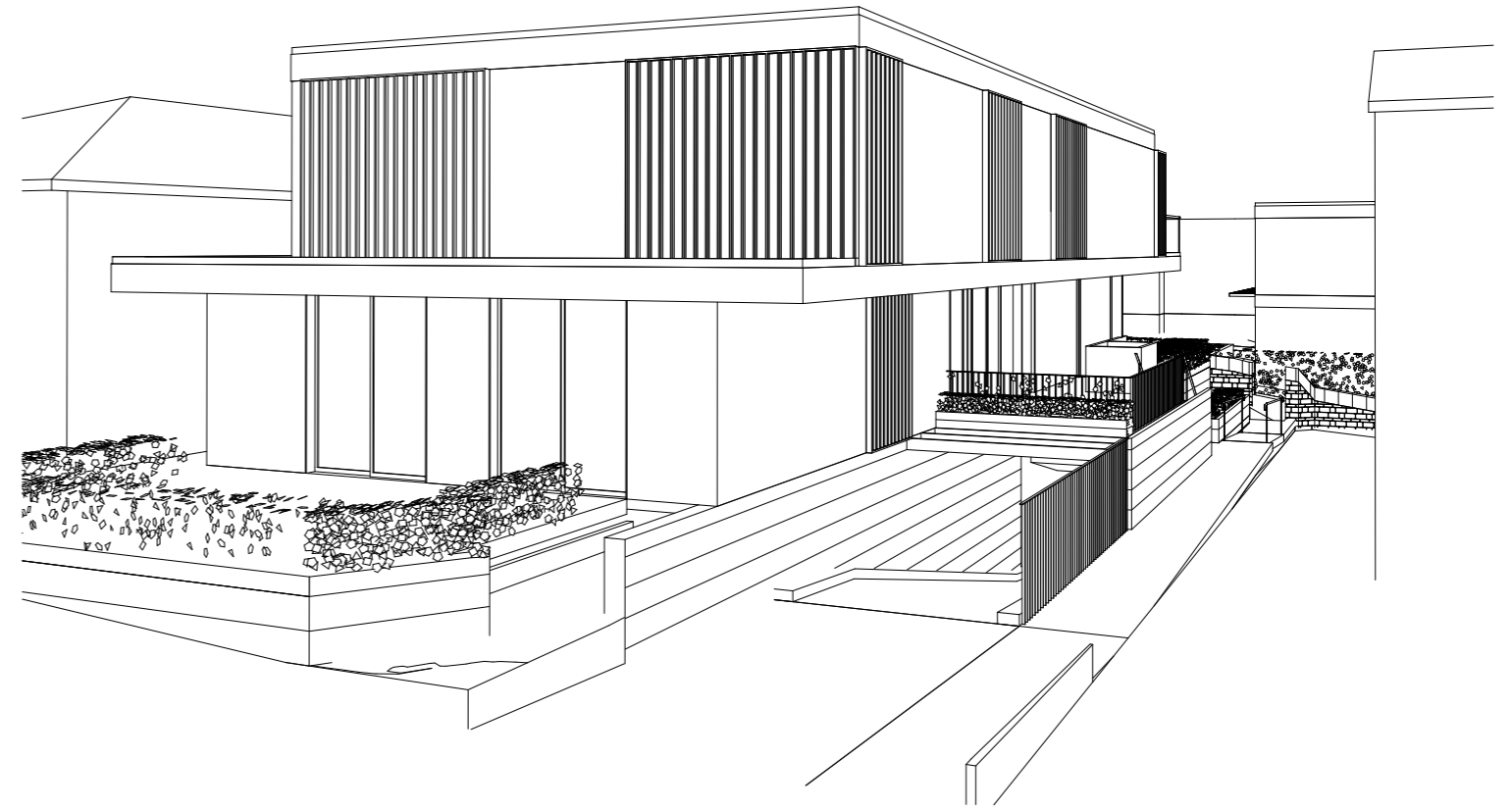
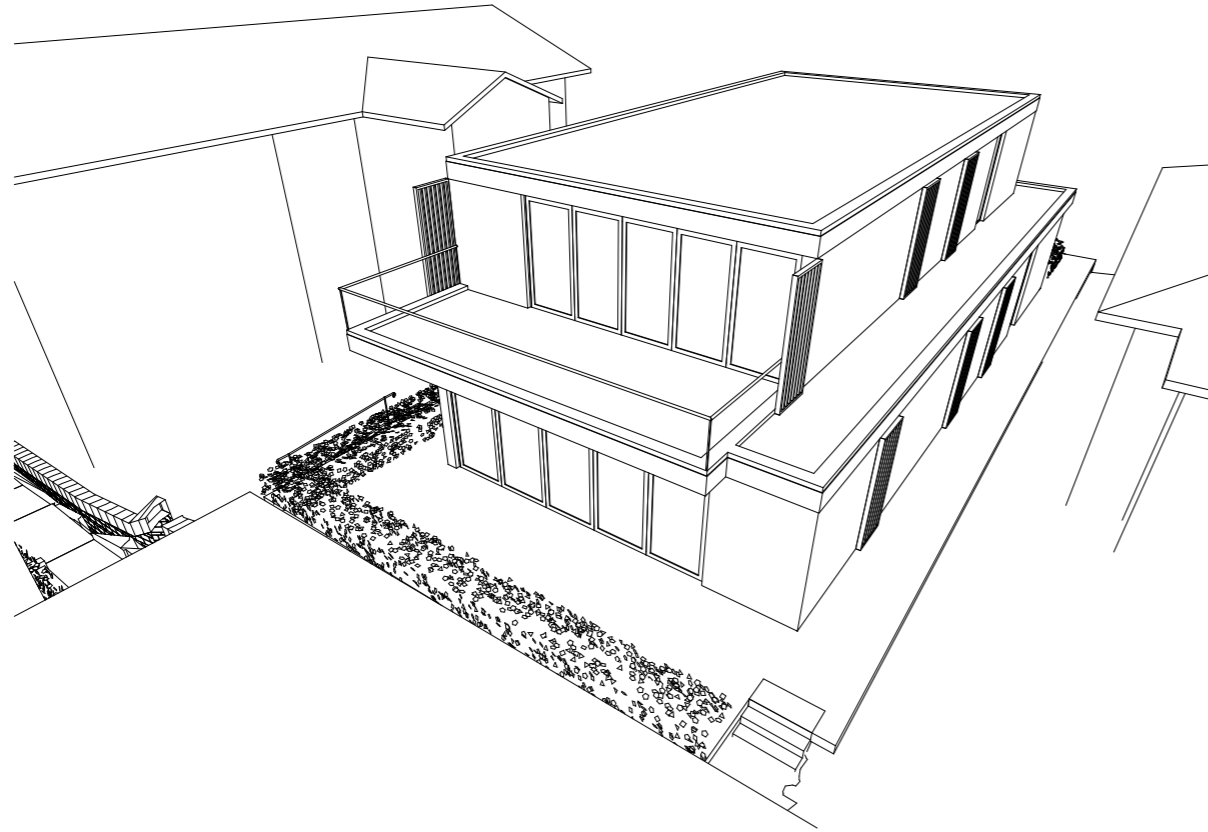


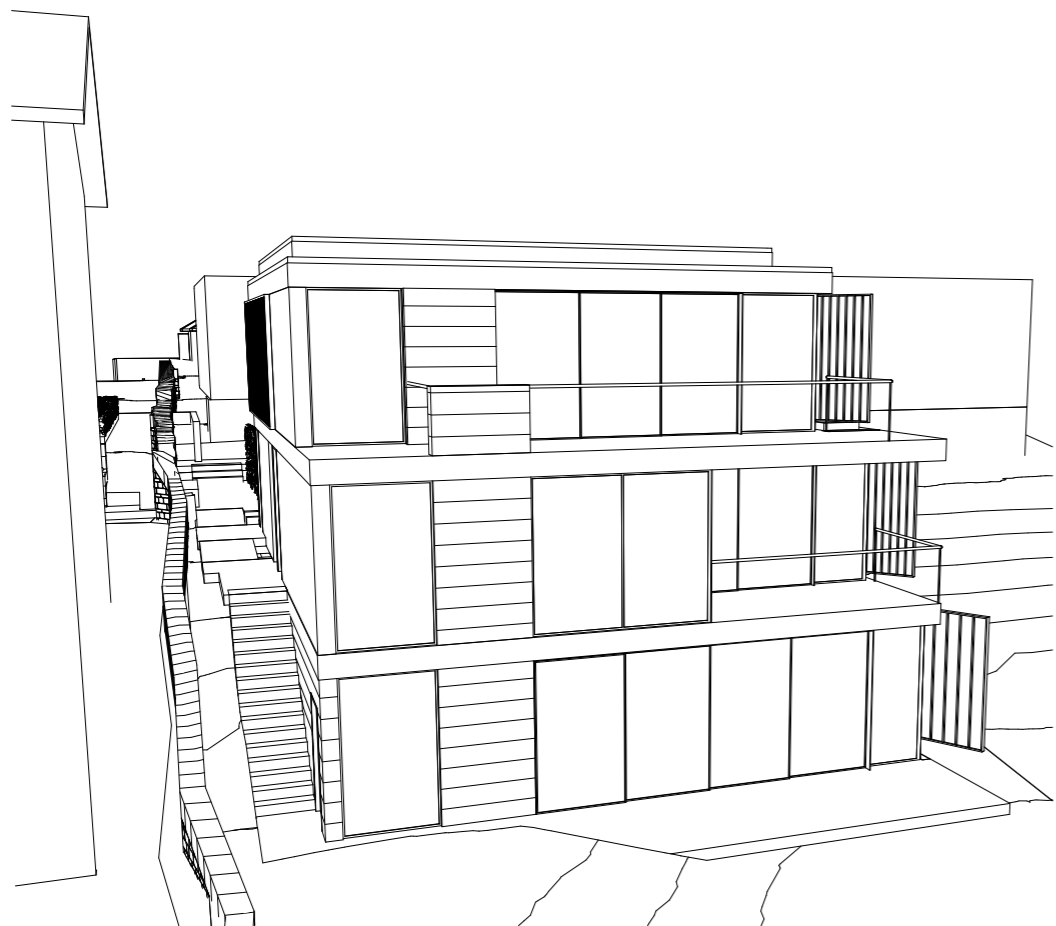
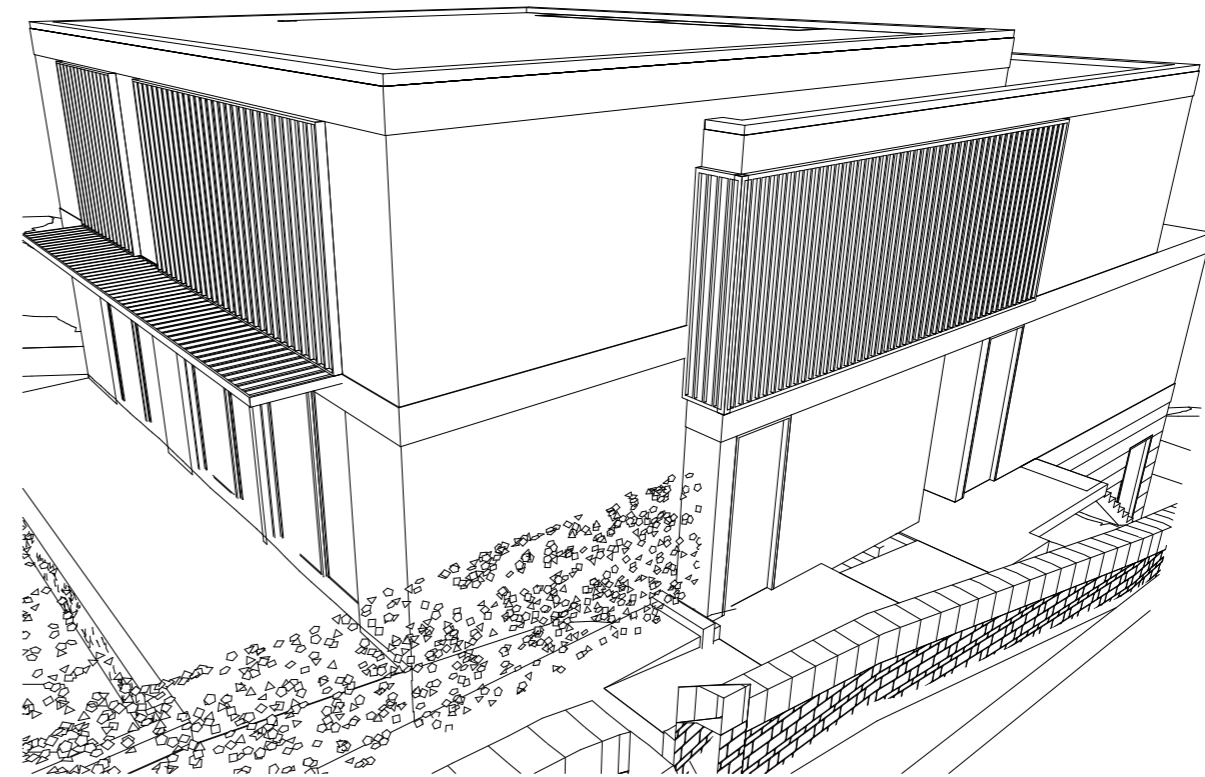
01 - Pre Adaptation  
 1:100



02 - Post Adaptation  
 1:100

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