

HUMEL & CLARKE RESIDENCE

88 BOWER STREET, MANLY NSW 2095

DEVELOPMENT APPLICATION SET



SUBJECT SITE

SHEET LIST - DA PLANS			
NUMBER	NAME	CURRENT REVISION	ISSUED
DA-001	COVER SHEET, DRAWING LIST, SITE LOCATION PLAN	A	25.06.21
DA-005	3D VIEW 1	A	25.06.21
DA-006	3D VIEW 2	A	25.06.21
DA-011	SITE PLAN	A	25.06.21
DA-012	SITE ANALYSIS PLAN	A	25.06.21
DA-019	EXISTING LOWER GROUND LEVEL	A	25.06.21
DA-020	EXISTING PLAN GROUND LEVEL	A	25.06.21
DA-021	EXISTING PLAN LEVEL 1	A	25.06.21
DA-022	EXISTING ROOF LEVEL	A	25.06.21
DA-030	DEMOLITION LOWER GROUND LEVEL	A	25.06.21
DA-031	DEMOLITION GROUND FLOOR LEVEL	A	25.06.21
DA-032	DEMOLITION LEVEL 1 PLAN	A	25.06.21
DA-033	DEMOLITION ROOF LEVEL	A	25.06.21
DA-099	FLOOR PLAN LOWER GROUND LEVEL	A	25.06.21
DA-100	FLOOR PLAN GROUND LEVEL	A	25.06.21
DA-101	FLOOR PLAN LEVEL 1	A	25.06.21
DA-102	FLOOR PLAN ENTRY LEVEL	A	25.06.21
DA-103	ROOF PLAN	A	25.06.21
DA-201	ELEVATIONS SHEET 1	A	25.06.21
DA-202	ELEVATIONS SHEET 2	A	25.06.21
DA-301	SECTIONS SHEET 1	A	25.06.21
DA-302	SECTIONS SHEET 2	A	25.06.21
DA-401	SHADOW STUDY PLAN WINTER SOLSTICE	A	25.06.21
DA-402	SHADOW STUDY PLAN WINTER SOLSTICE	A	25.06.21
DA-431	SUN'S EYE VIEW SHEET 1	A	25.06.21
DA-432	SUN'S EYE VIEW SHEET 2	A	25.06.21
DA-499	SETBACK PLAN - LOWER GROUND LEVEL	A	25.06.21
DA-500	SETBACK PLAN - GROUND LEVEL	A	25.06.21
DA-501	SETBACK PLAN - LEVEL 1	A	25.06.21
DA-502	SETBACK PLAN - ENTRY LEVEL	A	25.06.21
DA-510	GROSS FLOOR AREA CALCULATIONS	A	25.06.21
DA-511	FSR STUDY	A	25.06.21
DA-521	EXCAVATION PLAN	A	25.06.21
DA-531	OPEN SPACE & LANDSCAPE DIAGRAMS	A	25.06.21

DEVELOPMENT SUMMARY

• SITE AREA	LOT 1 = 56.7m ² LOT 3 = 679.4m ² TOTAL = 736.1m²
• ZONE	E4 - ENVIRONMENTAL LIVING
• BUILDING HEIGHT CONTROL	MAXIMUM 8.5m
• FSR CONTROL LEC APPROVED*	0.45:1 0.58:1 PROPOSED (INCLUDING FLOOD PRONE AREA) 0.57:1 PROPOSED (EXCLUDING FLOOD PRONE AREA) 0.46:1
• OPEN SPACE AREA PROPOSED	MIN. 55% OF SITE AREA = 404.8m² = 415.1m²
• LANDSCAPE AREA PROPOSED	MIN. 35% OF TOTAL OPEN SPACE = 145.2m² = 229.8m²
• ABOVE GROUND OPEN SPACE PROPOSED	MAX. OF TOTAL OPEN SPACE = 104.2m² = 71.7m²

*PREVIOUS APPROVED DA NUMBER : 216/2007
COMMENCED ON 14.07.14
REF:DS MC/14.82959





PERSPECTIVE OF EXISTING DWELLING FROM MARINE PARADE



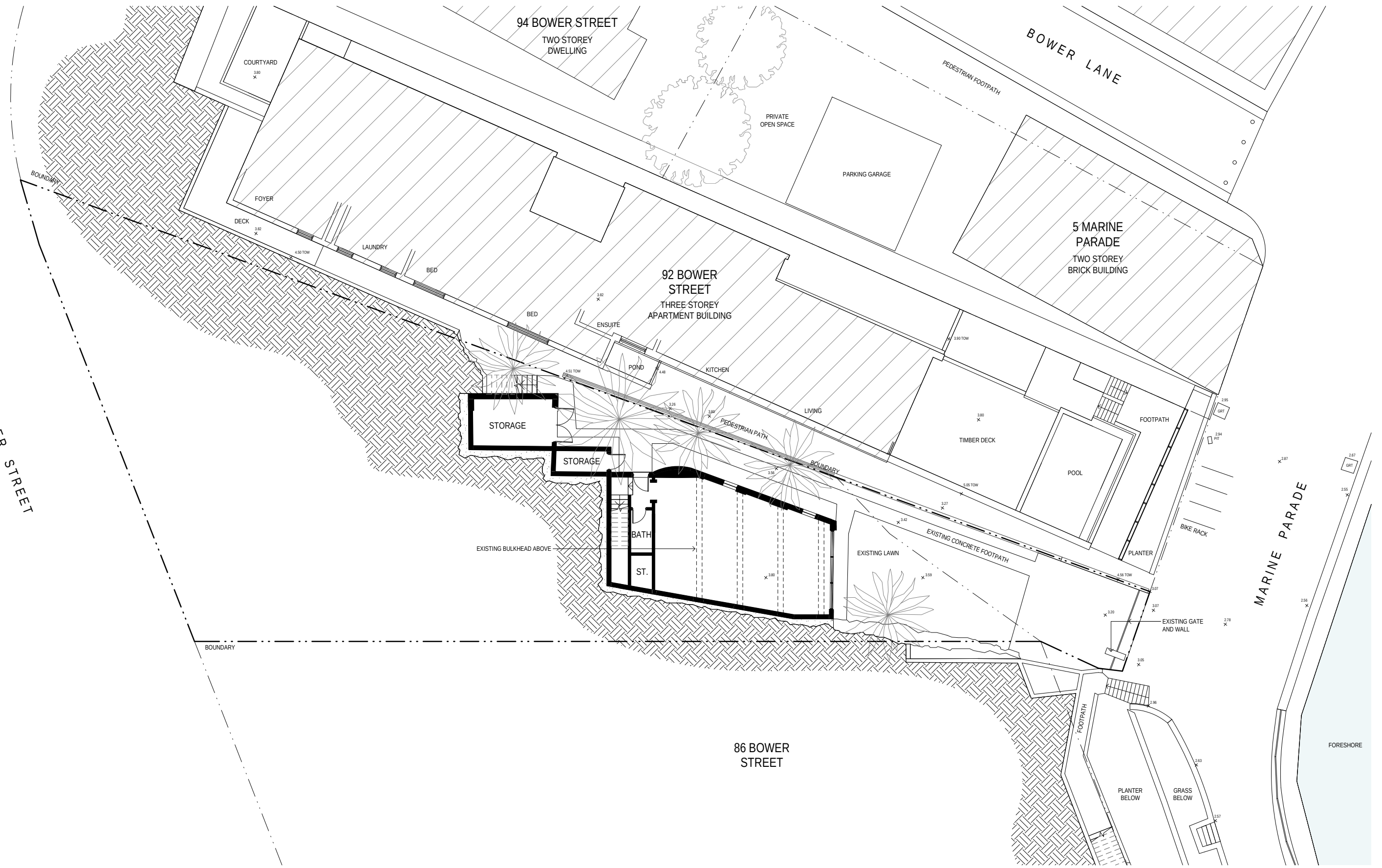
PERSPECTIVE OF PROPOSED DWELLING FROM MARINE PARADE



EXISTING VIEW - VIEW FROM GARDEN FACING NORTH EAST

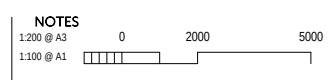
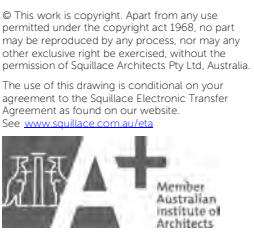


PROPOSED VIEW - VIEW FROM GARDEN FACING NORTH EAST



1 **EXISTING LOWER GROUND LEVEL**
1 : 100 @ A1

STATUS
DEVELOPMENT APPLICATION
Do not scale drawing. Verify all dimensions on site.
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PROJECT
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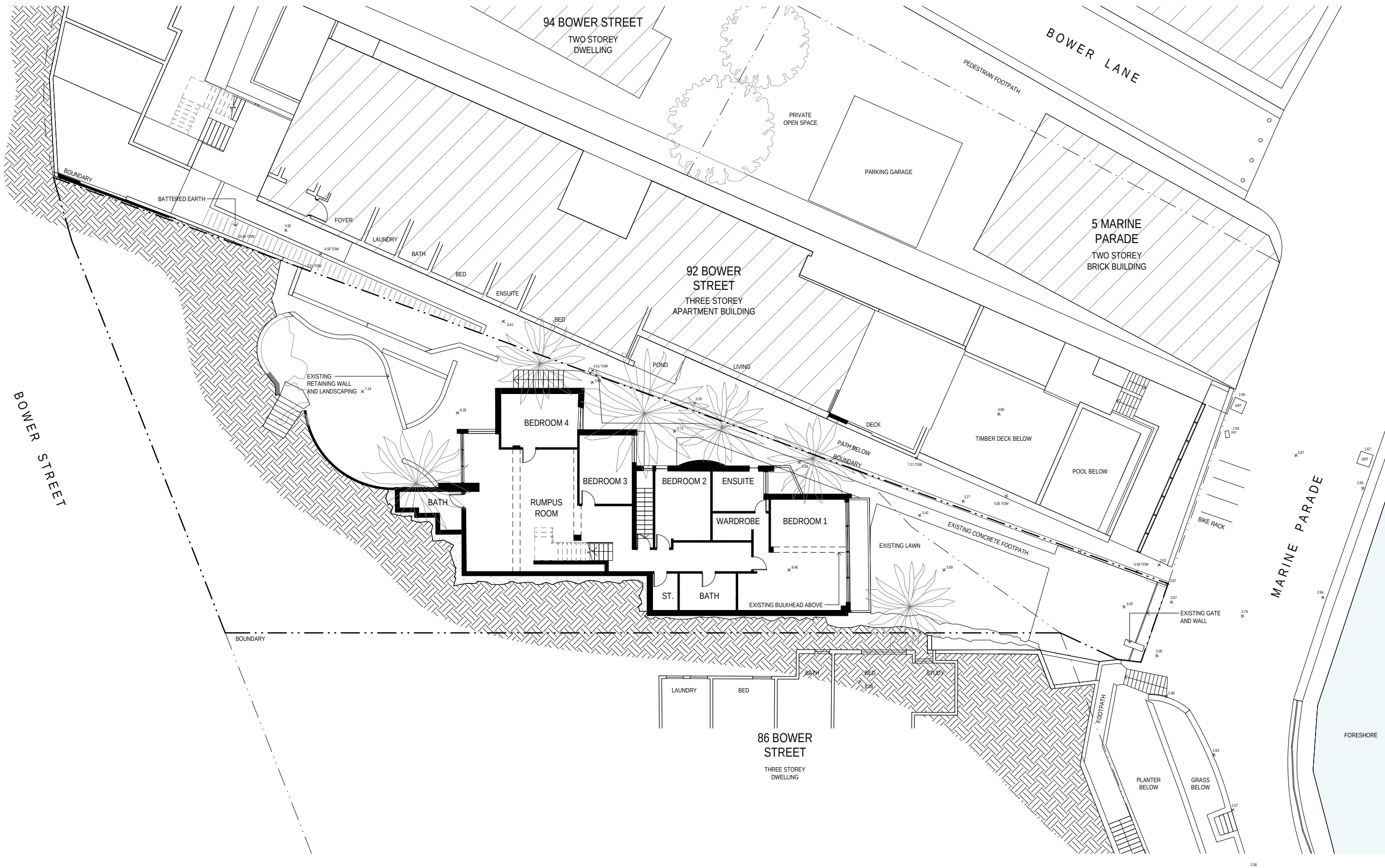
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NOMINATED ARCHITECT
Vince Squillace Reg No. 6468 (NSW),
17219 (VIC), 3677 (QLD)

DRAWING NO. **DA-019** ISSUE **A** JOB NO. **BOW2010**

DRAWN BY **JP** CHECKED BY **AA** SCALE **1:100@ A1** DATE **25.06.21**

DRAWING TITLE **EXISTING LOWER GROUND LEVEL**



1 **EXISTING GROUND LEVEL**
1 : 100 @ A1

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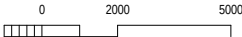
A 25.06.21 ISSUE FOR DA

ISS DATE

PURPOSE OF ISSUE

NOTES

1:200 @ A3
1:100 @ A1



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DRAWING NO. **DA-020 A**

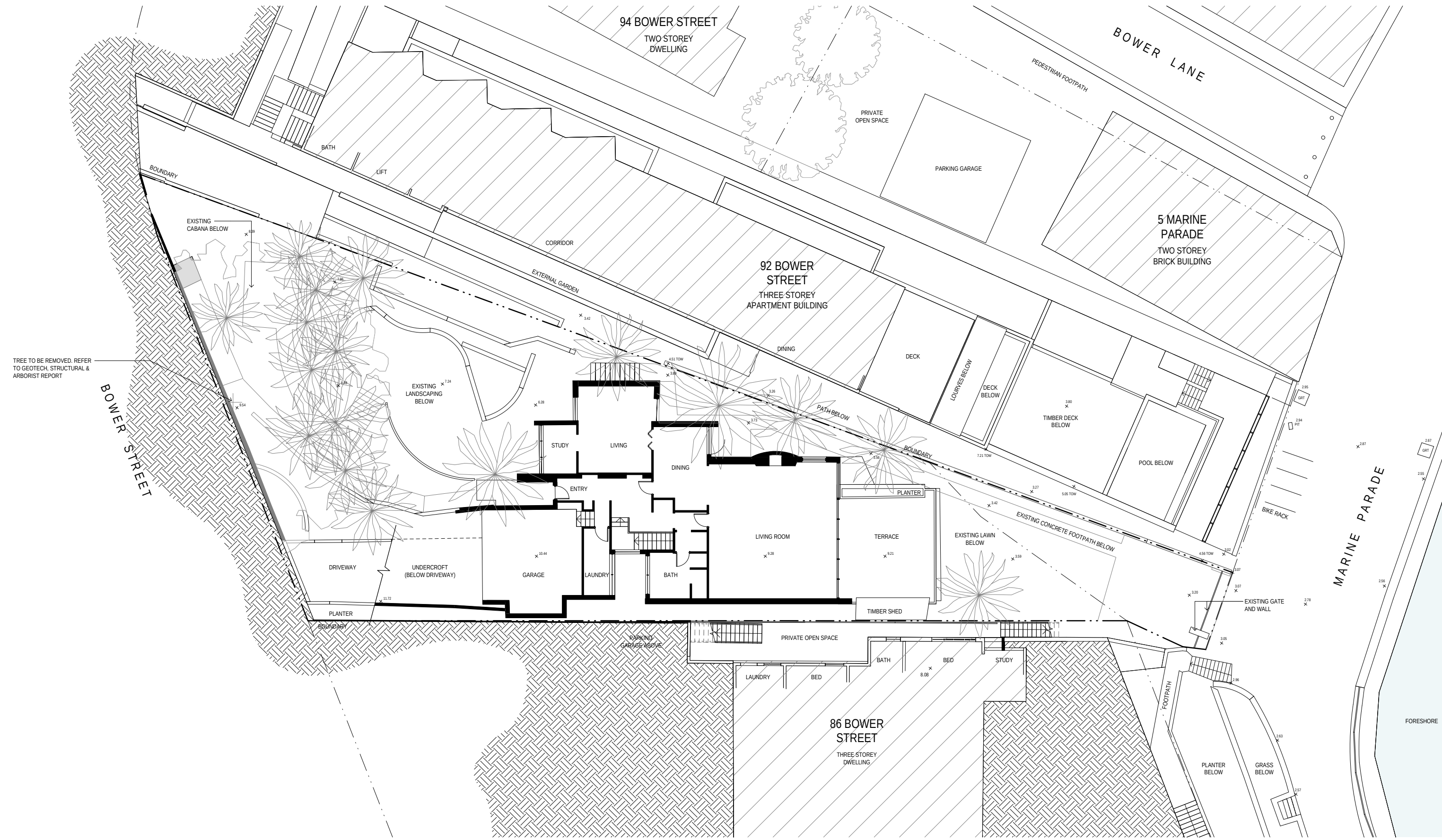
DRAWN BY **JP** CHECKED BY **AA** SCALE **1:100@ A1**
1:200@A3

DRAWING TITLE
EXISTING PLAN GROUND LEVEL

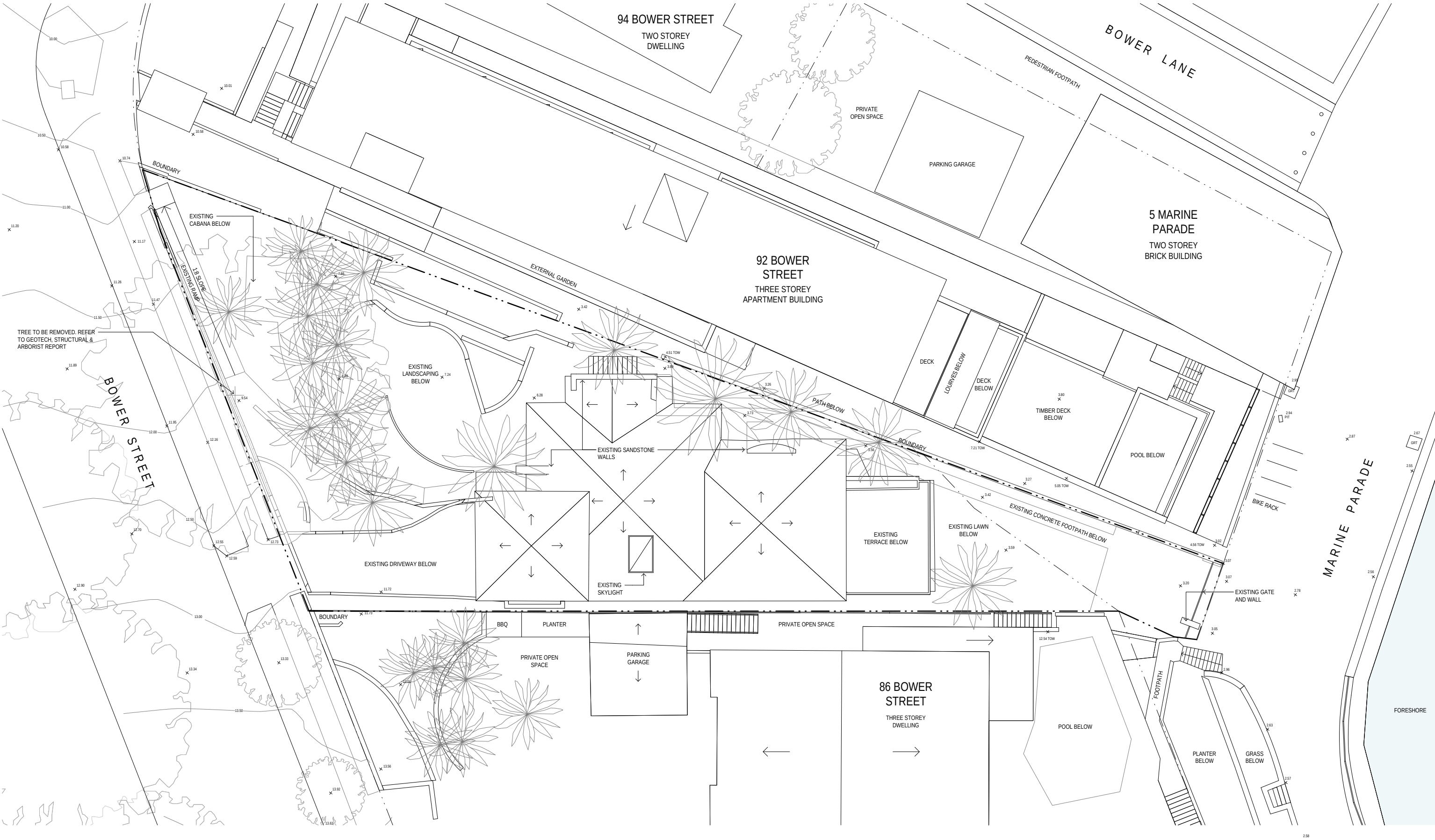
JOB NO.
BOW2010

DATE
25.06.21

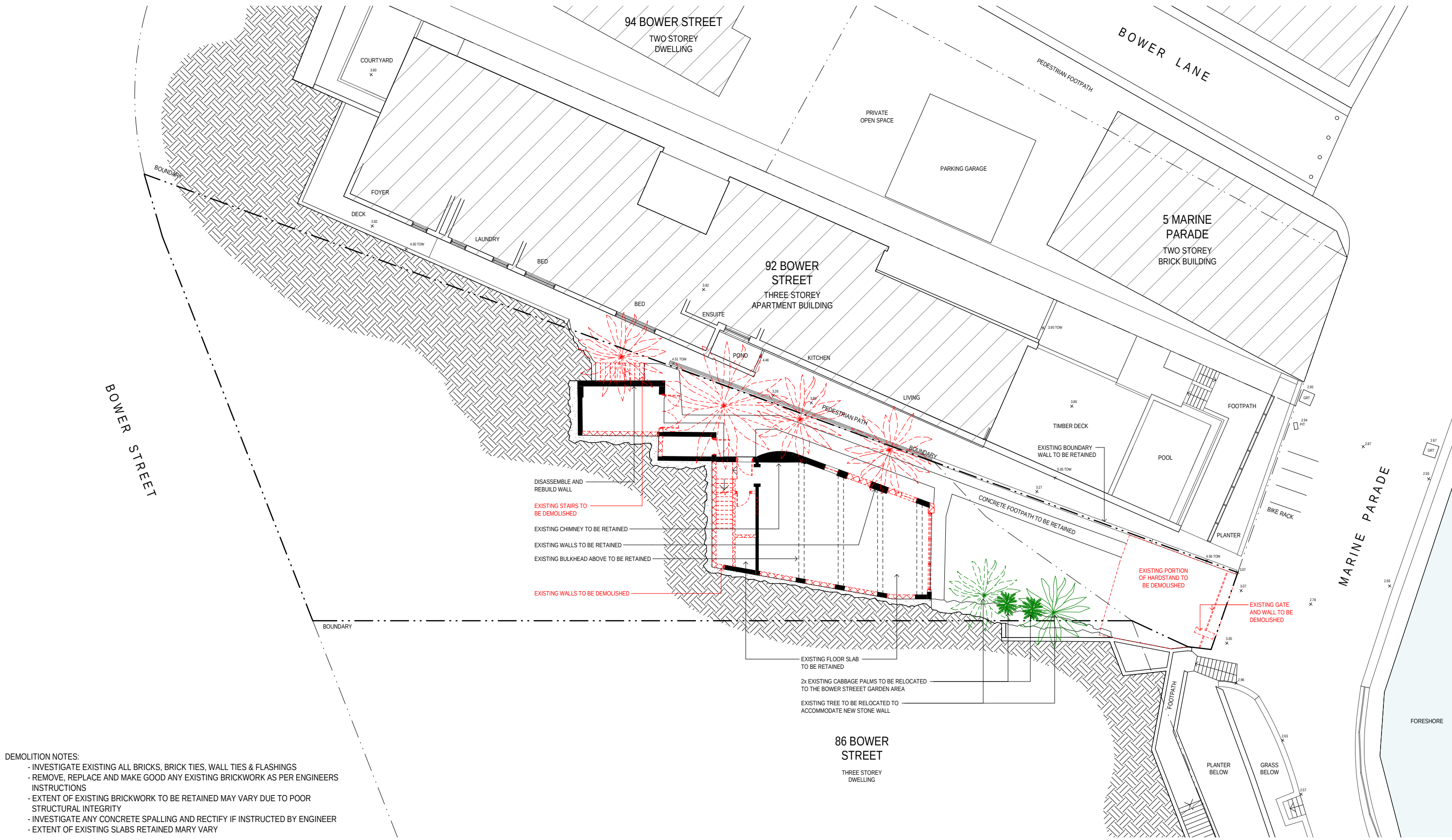




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1 : 100 @ A1



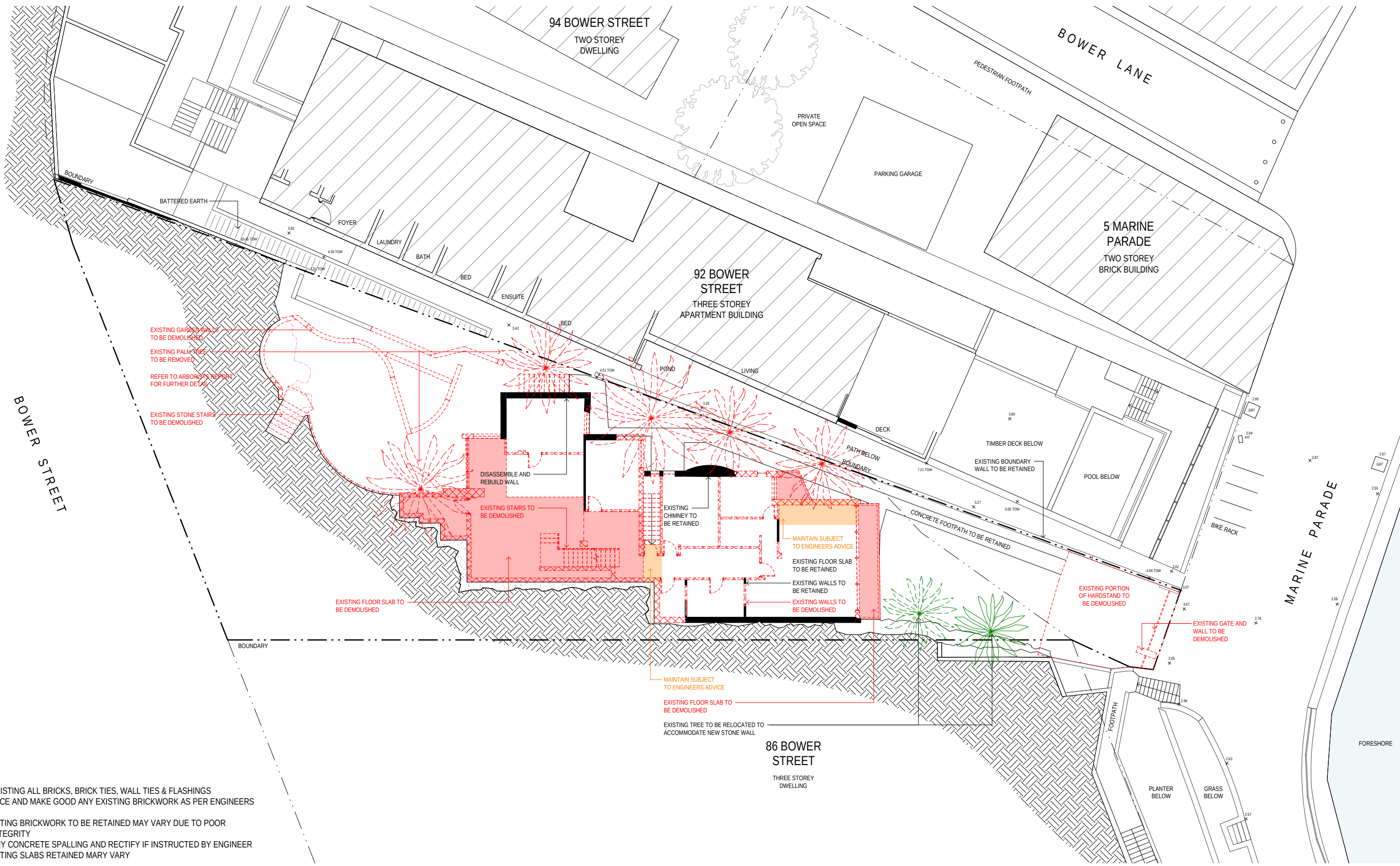
1 **EXISTING ROOF LEVEL**
1 : 100 @ A1



- DEMOLITION NOTES:
- INVESTIGATE EXISTING ALL BRICKS, BRICK TIES, WALL TIES & FLASHINGS
 - REMOVE, REPLACE AND MAKE GOOD ANY EXISTING BRICKWORK AS PER ENGINEERS INSTRUCTIONS
 - EXTENT OF EXISTING BRICKWORK TO BE RETAINED MAY VARY DUE TO POOR STRUCTURAL INTEGRITY
 - INVESTIGATE ANY CONCRETE SPALLING AND RECTIFY IF INSTRUCTED BY ENGINEER
 - EXTENT OF EXISTING SLABS RETAINED MAY VARY

1 **DEMOLITION LOWER GROUND LEVEL**
1 : 100 @ A1

DEMOLISHED WALLS
DEMOLISHED SLAB

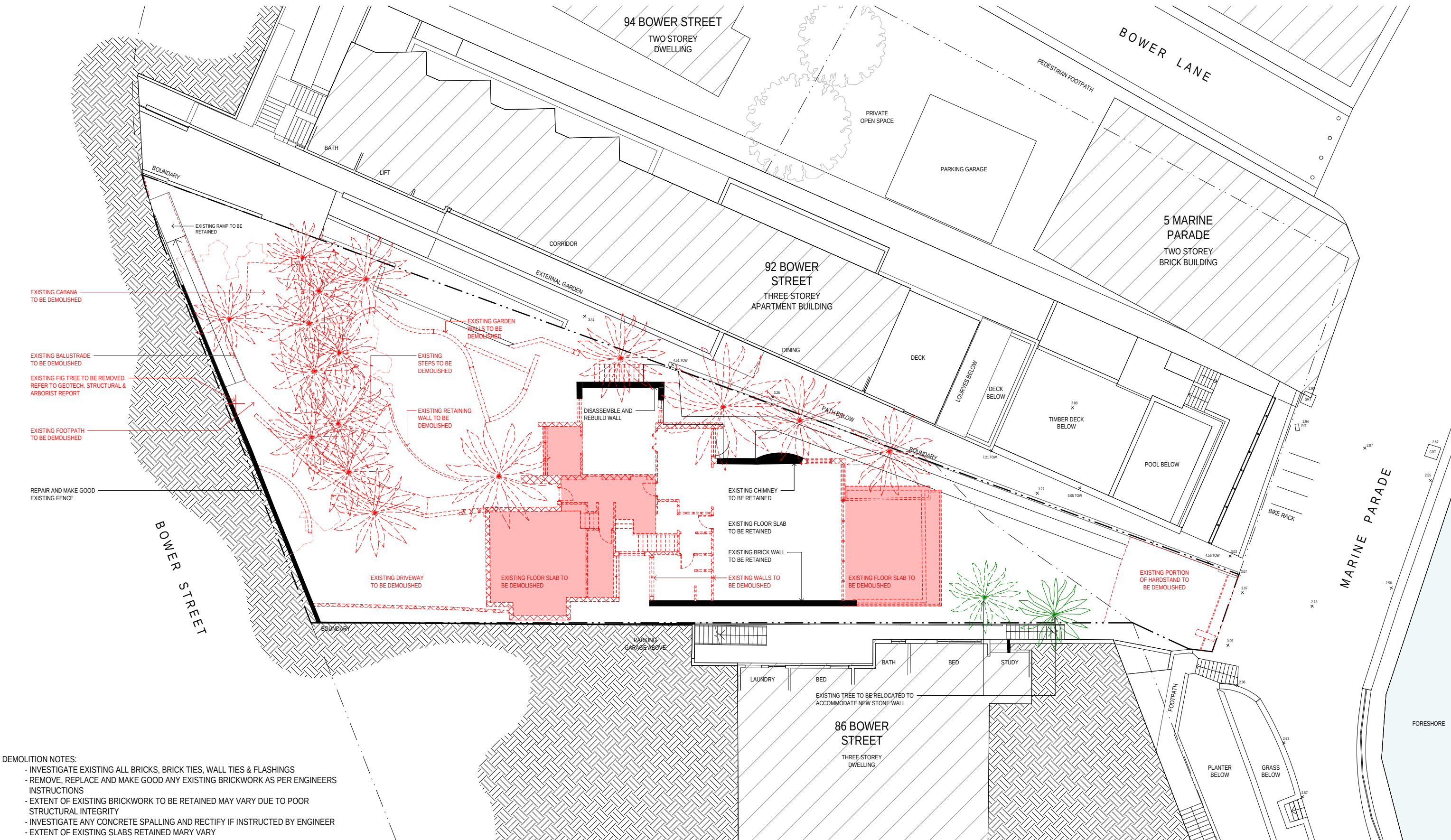


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1 DEMOLITION GROUND LEVEL PLAN 1 : 100 @ A1

DEMOLISHED WALLS

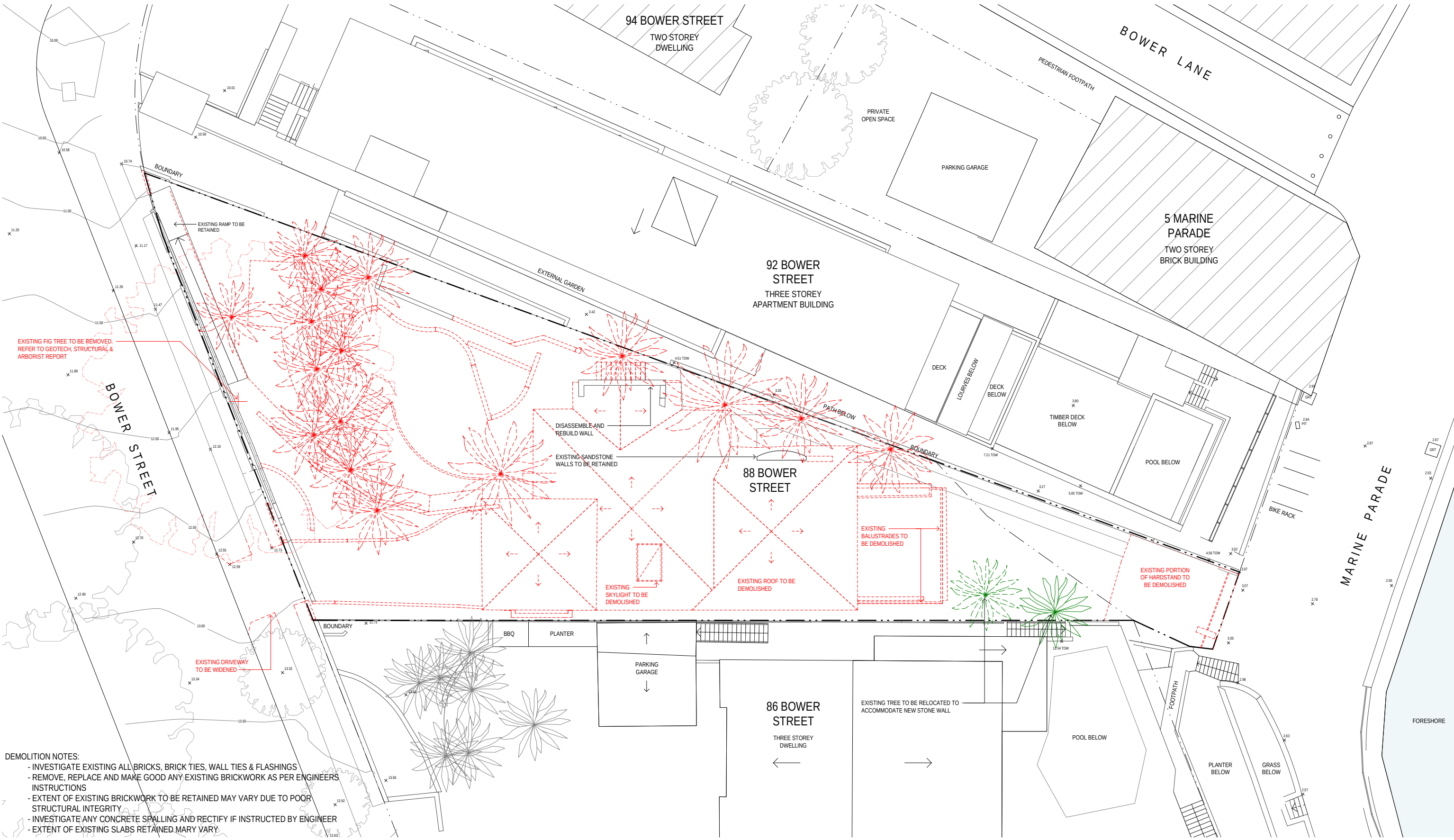
DEMOLISHED SLAB



- DEMOLITION NOTES:
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1 **DEMOLITION LEVEL 1 PLAN**
1 : 100 @ A1

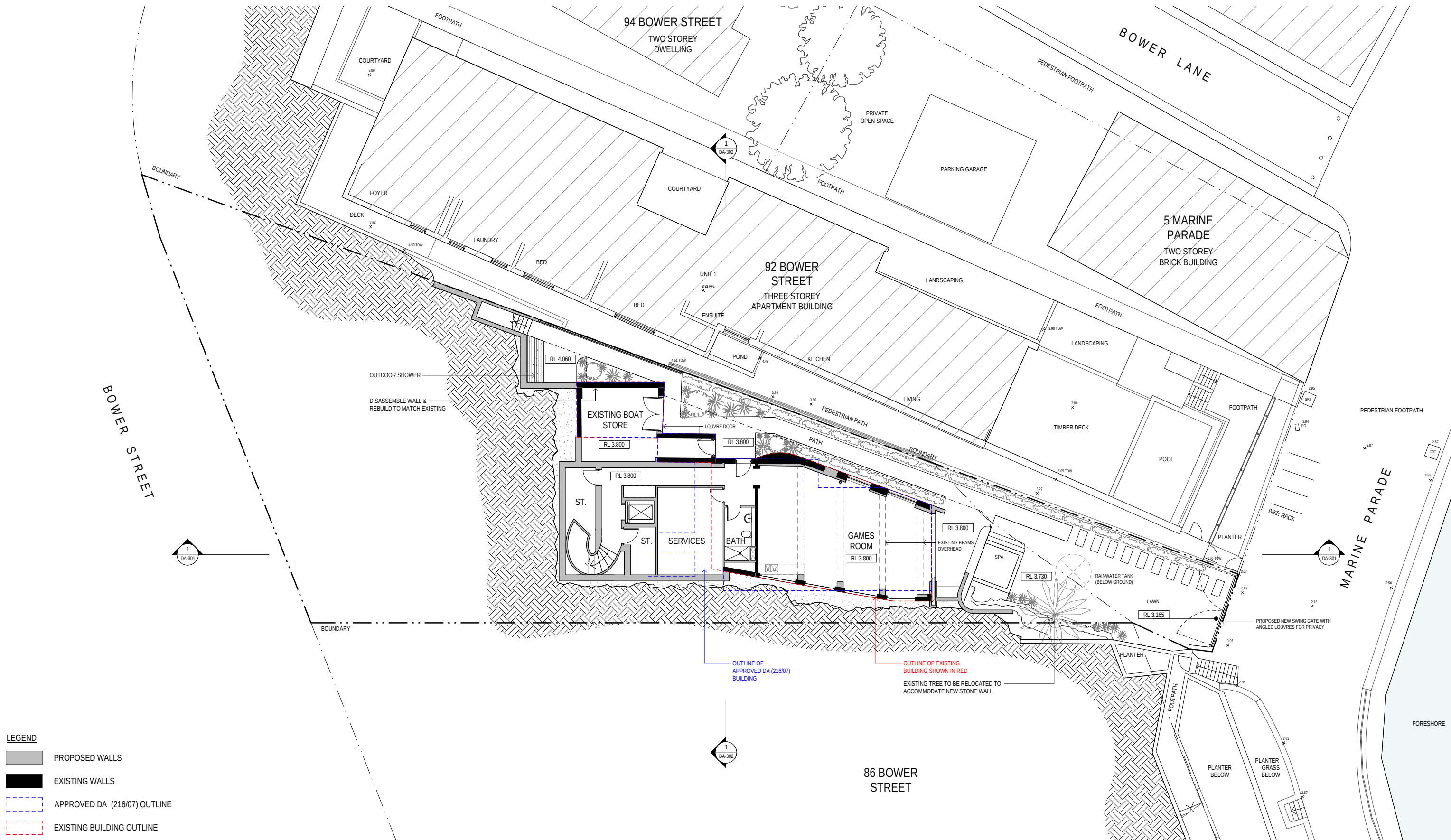
DEMOLISHED WALLS
DEMOLISHED SLAB



- DEMOLITION NOTES:
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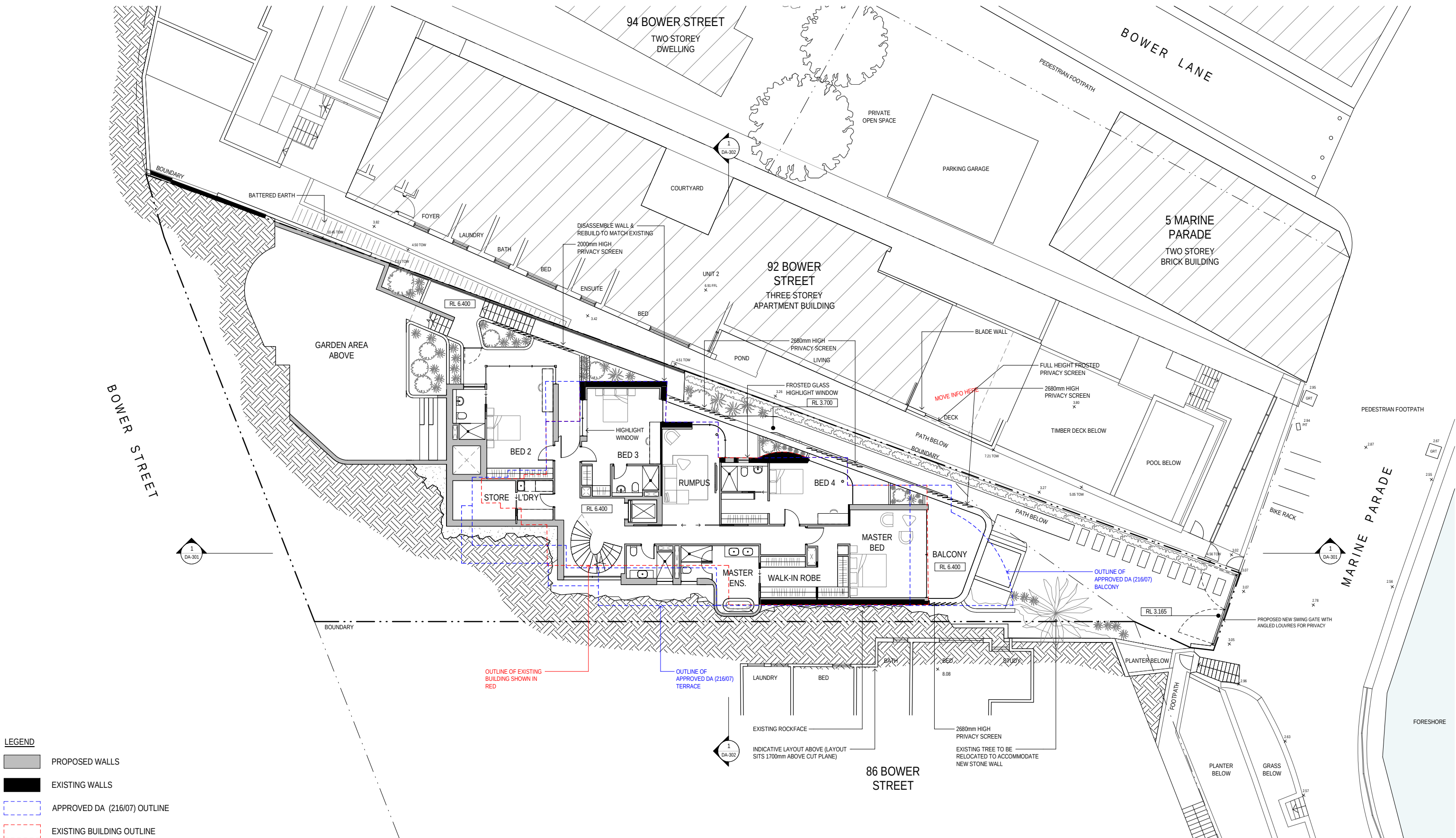
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1 : 100 @ A1

DEMOLISHED WALLS
DEMOLISHED SLAB

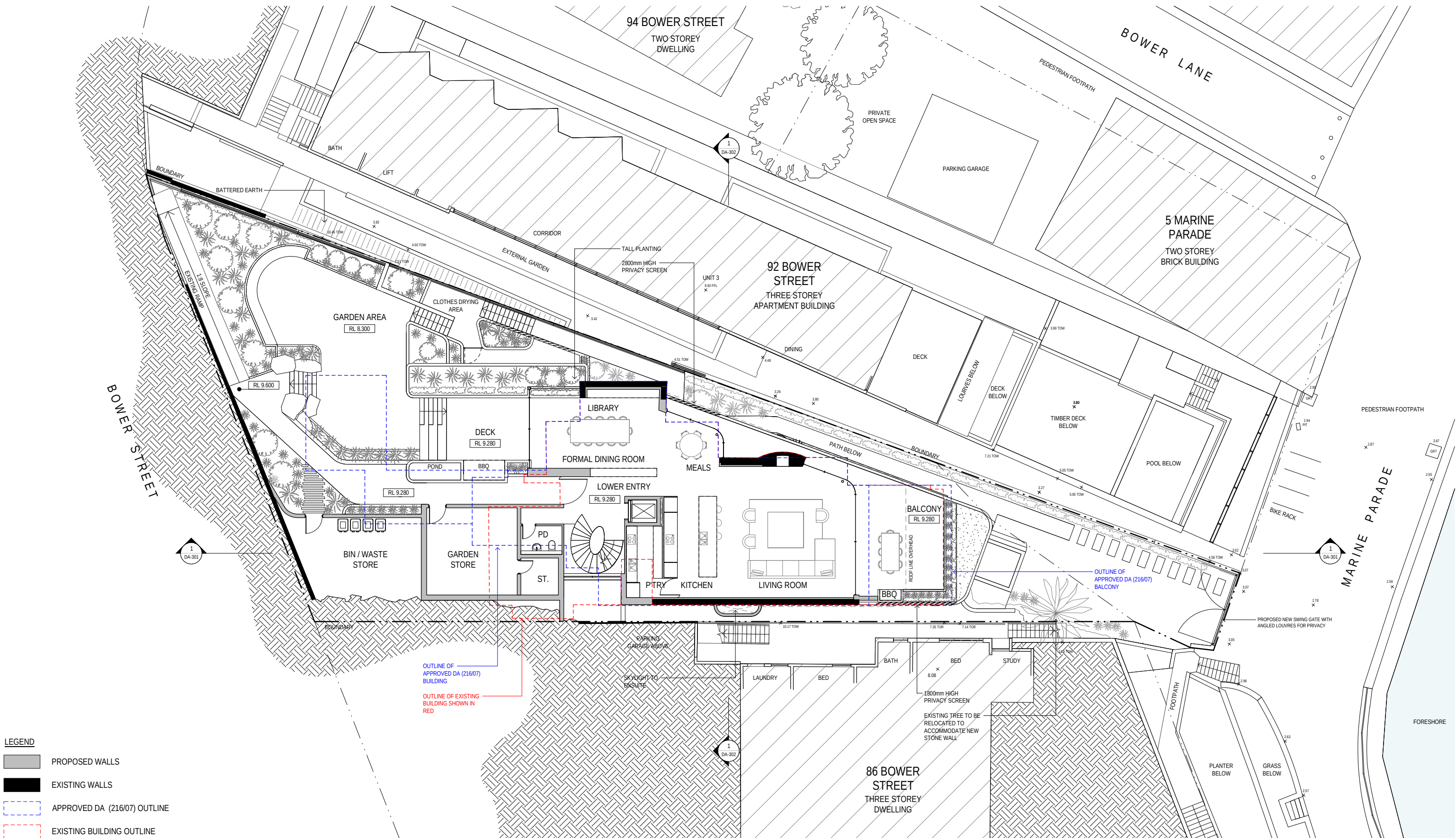


1 **FLOOR PLAN - LOWER GROUND LEVEL**
1 : 100 @ A1

NOTE: FOR SETBACK DETAILS REFER TO DA-499
REFER TO LANDSCAPE PLANS FOR DETAILS

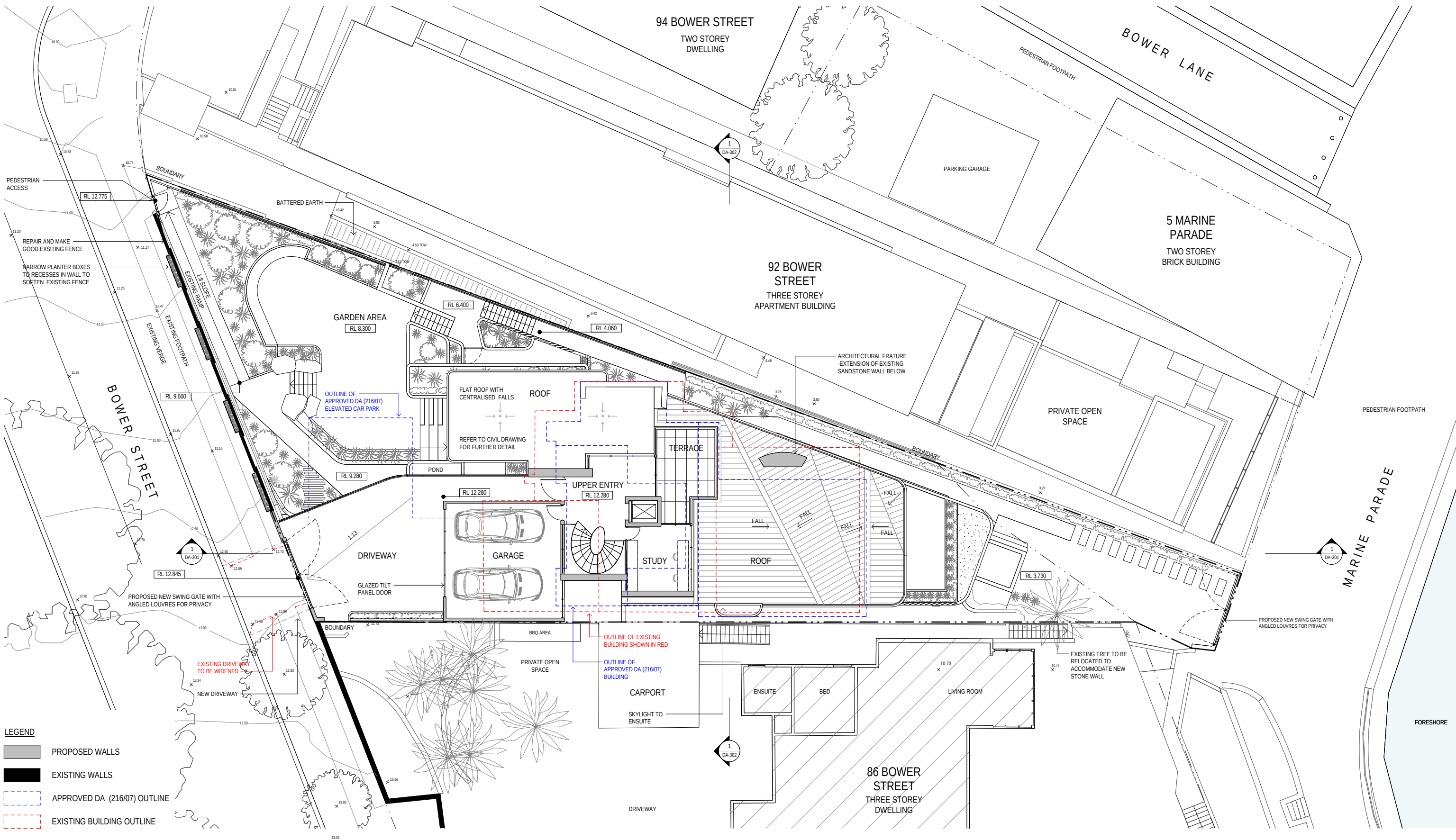


1 **FLOOR PLAN - GROUND LEVEL**
1 : 100 @ A1



1 FLOOR PLAN - LEVEL 1
1 : 100 @ A1

NOTE: FOR SETBACK DETAILS REFER TO DA-501
REFER TO LANDSCAPE PLANS FOR DETAILS



1 FLOOR PLAN - ENTRY LEVEL
1 : 100 @ A1

NOTE: FOR SETBACK DETAILS REFER TO DA-502
REFER TO LANDSCAPE PLANS FOR DETAILS

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PURPOSE OF ISSUE

NOTES

1:200 @ A3
1:100 @ A1



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DRAWING NO.
DA-102

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A

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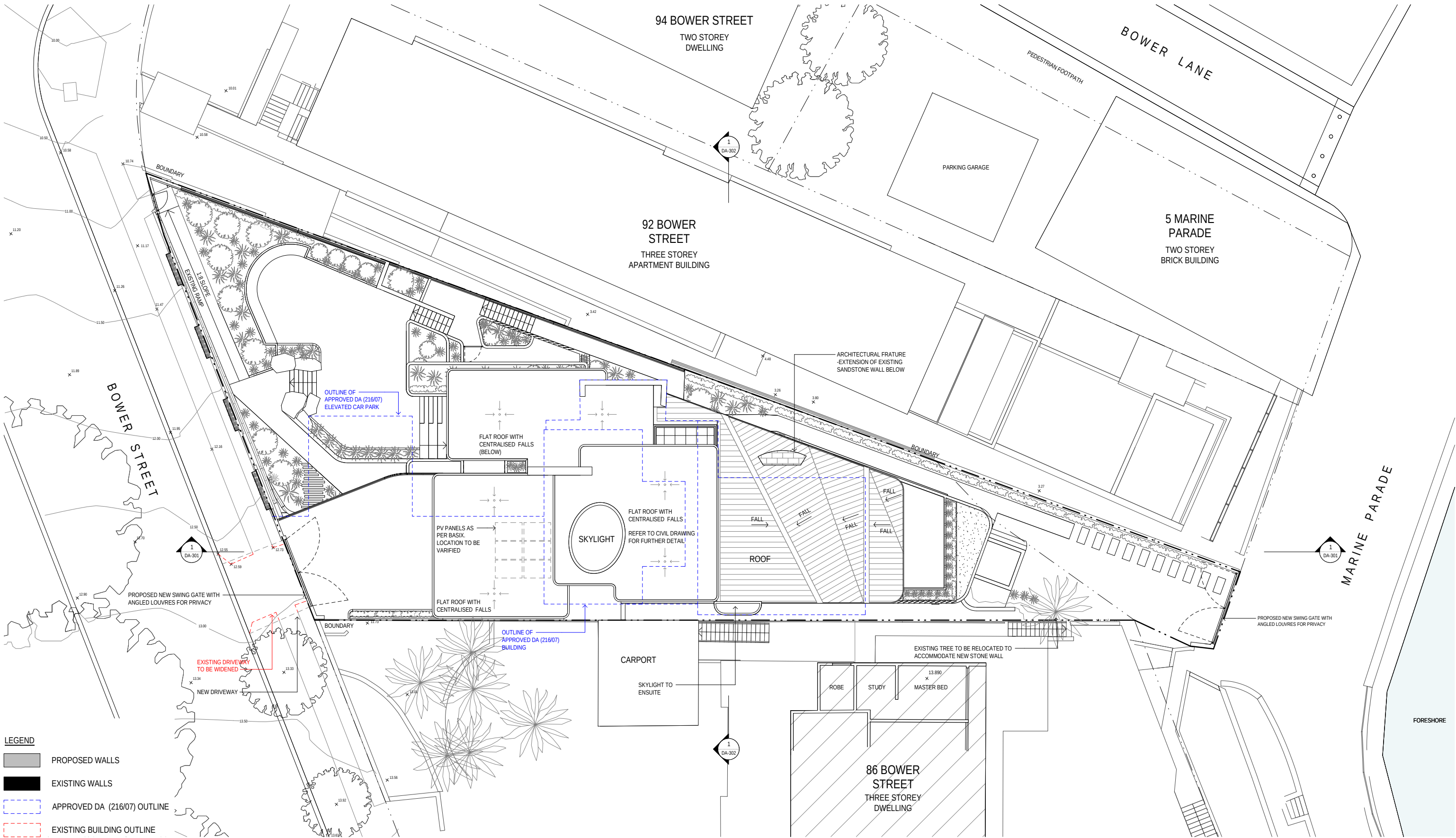
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DRAWING TITLE
FLOOR PLAN ENTRY LEVEL

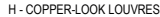
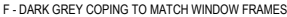
JOB NO.
BOW2010

DATE
25.06.21





1 FLOOR PLAN - ROOF LEVEL
1:100 @ A1



APPROVED DA (216/07) OUTLINE

EXISTING BUILDING OUTLINE



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

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DRAWING NO.
DA-201

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DRAWING TITLE
ELEVATIONS SHEET 1

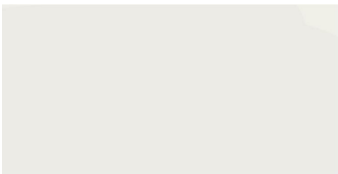
ISSUE

A

SCALE
1:100@ A1
1:200@A3

JOB NO.
BOW2010

DATE
25.06.21



A - LIGHT GREY FINISH



B - MID GREY FINISH



C - SANDSTONE CLADDING



D - SANDSTONE BLOCKS



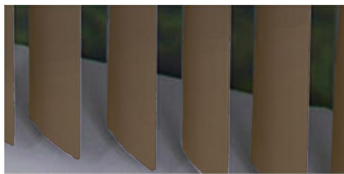
E - DARK GREY WINDOW FRAMES



F - DARK GREY COPING TO MATCH WINDOW FRAMES



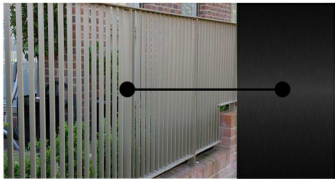
G - COPPER STYLE ROOFING



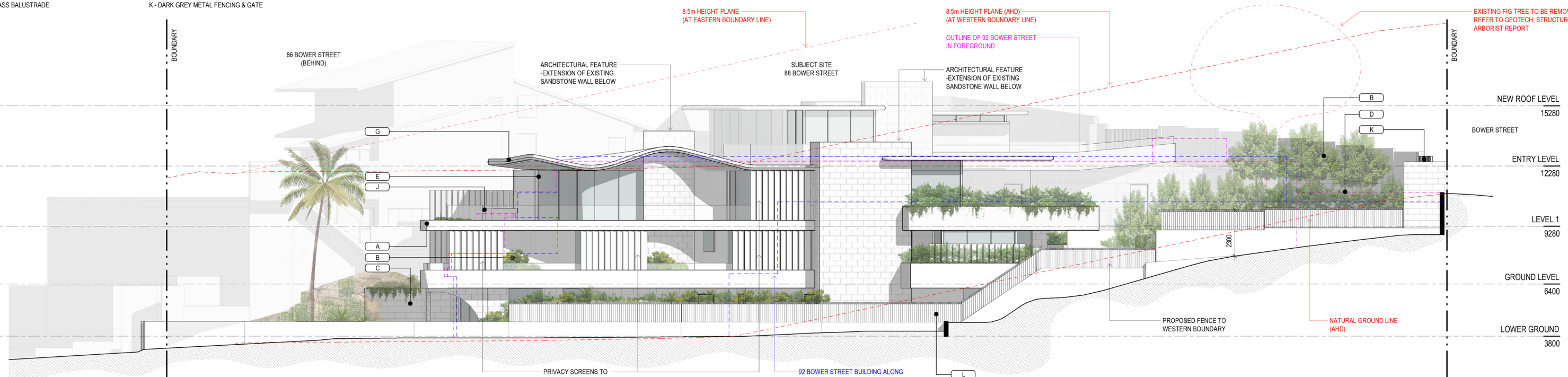
H - COPPER-LOOK LOUVRES



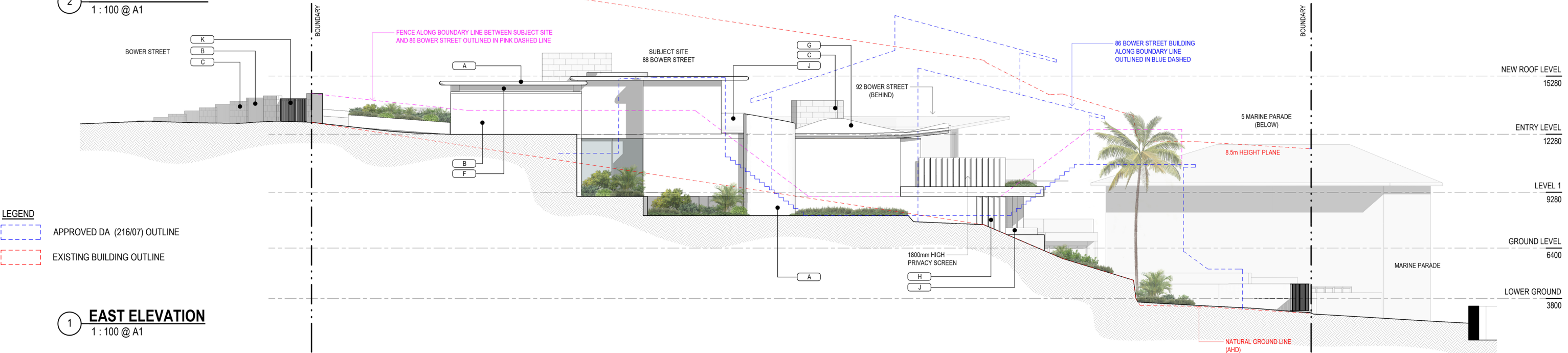
J - FRAMELESS GLASS BALUSTRADE



K - DARK GREY METAL FENCING & GATE



2 WEST ELEVATION
1:100 @ A1



1 EAST ELEVATION
1:100 @ A1

- LEGEND
- APPROVED DA (216/07) OUTLINE
 - EXISTING BUILDING OUTLINE

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NOTES

1:200 @ A3
1:100 @ A1



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DA-202

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DRAWING TITLE
ELEVATIONS SHEET 2

ISSUE

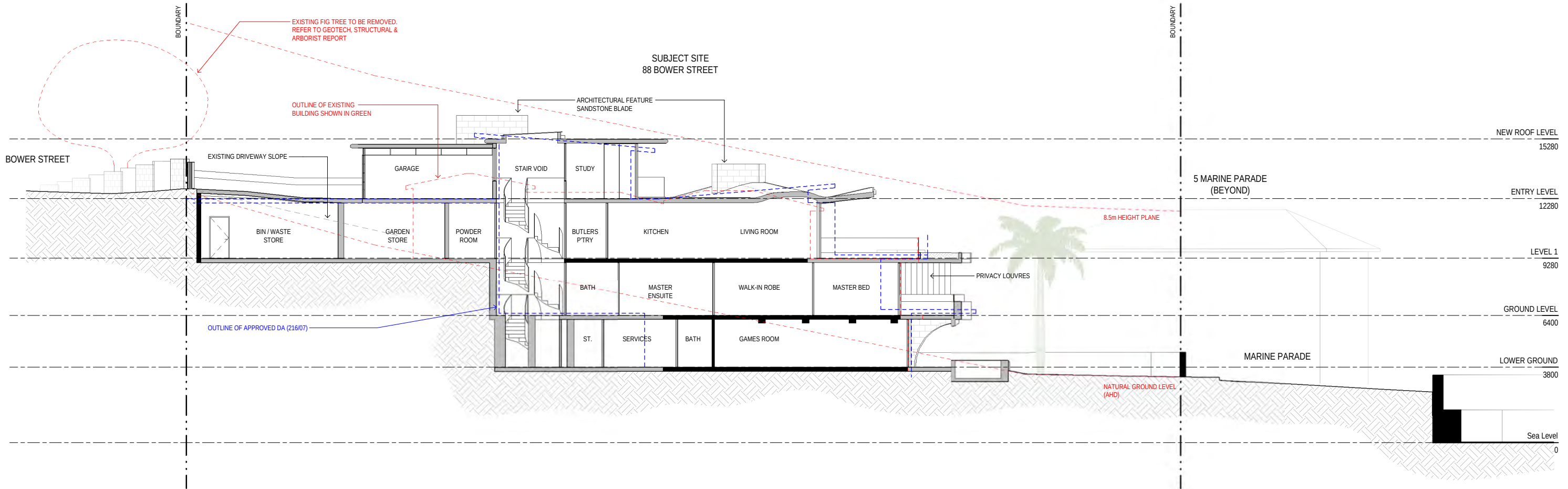
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SCALE
1:100 @ A1
1:200 @ A3

DATE
25.06.21

JOB NO.

BOW2010



1 SECTION 1
1:100 @ A1

LEGEND

- PROPOSED WALLS
- EXISTING WALLS
- APPROVED DA (216/07) OUTLINE
- EXISTING BUILDING OUTLINE

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APPLICATION

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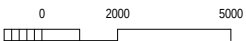
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1:200 @ A3
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DRAWING NO.
DA-301

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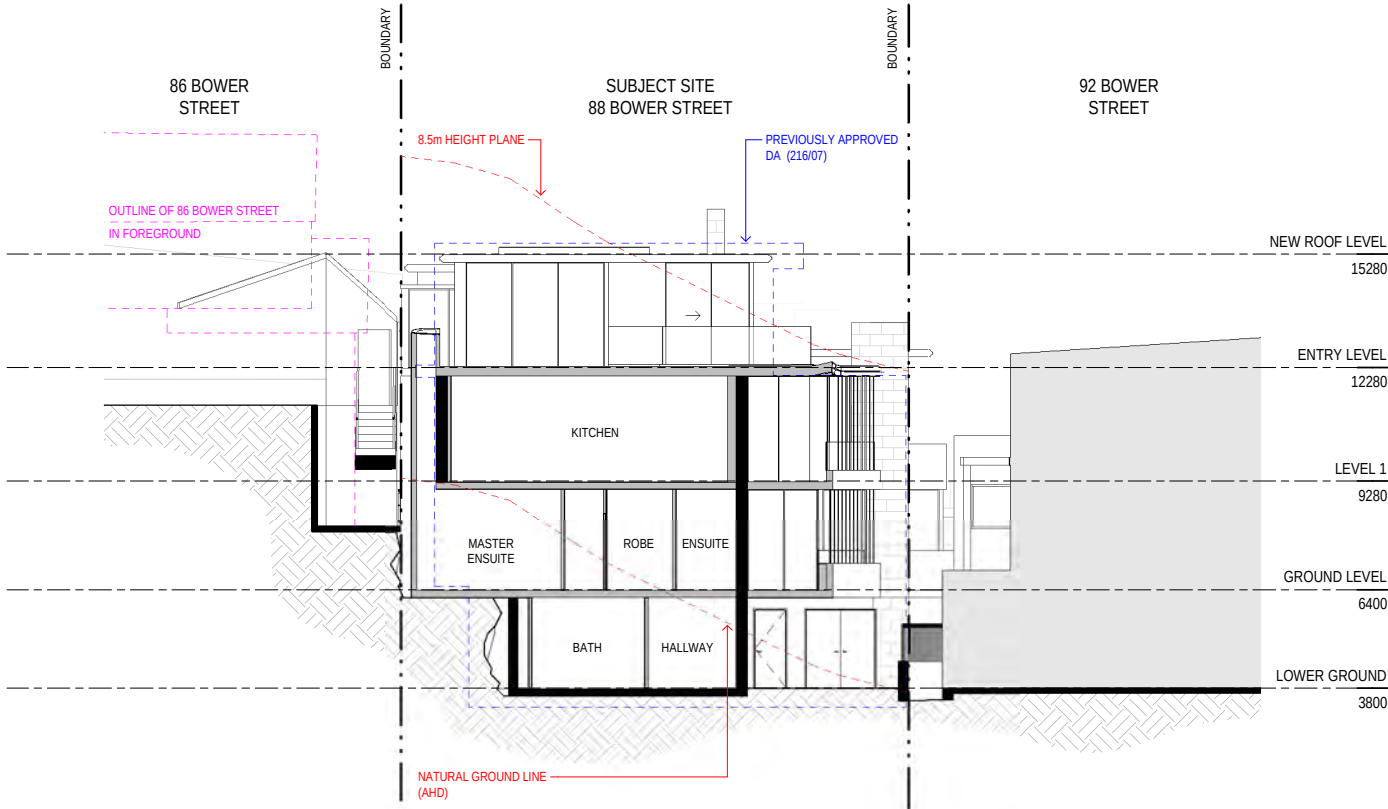
ISSUE
A

SCALE
1:100 @ A1
1:200 @ A3

JOB NO.
BOW2010

DATE
25.06.21

DRAWING TITLE
SECTIONS SHEET 1



1 **SECTION 2**
1 : 100 @ A1

LEGEND

- PROPOSED WALLS
- EXISTING WALLS
- APPROVED DA (216/07) OUTLINE
- EXISTING BUILDING OUTLINE

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A	25.06.21	ISSUE FOR DA
ISS	DATE	PURPOSE OF ISSUE

NOTES

1:200 @ A3
1:100 @ A1

0 2000 5000

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BOWER STREET RESIDENCE

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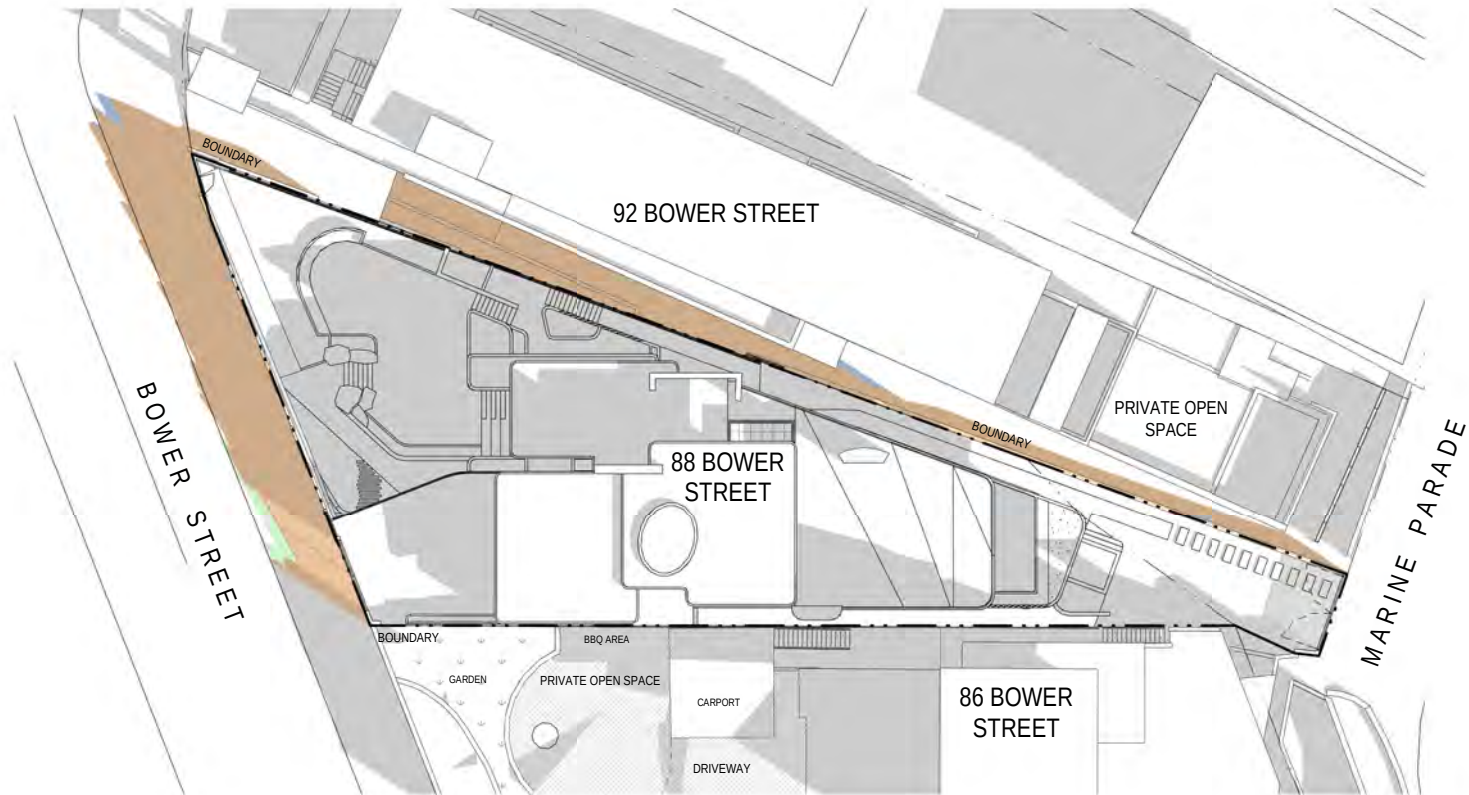
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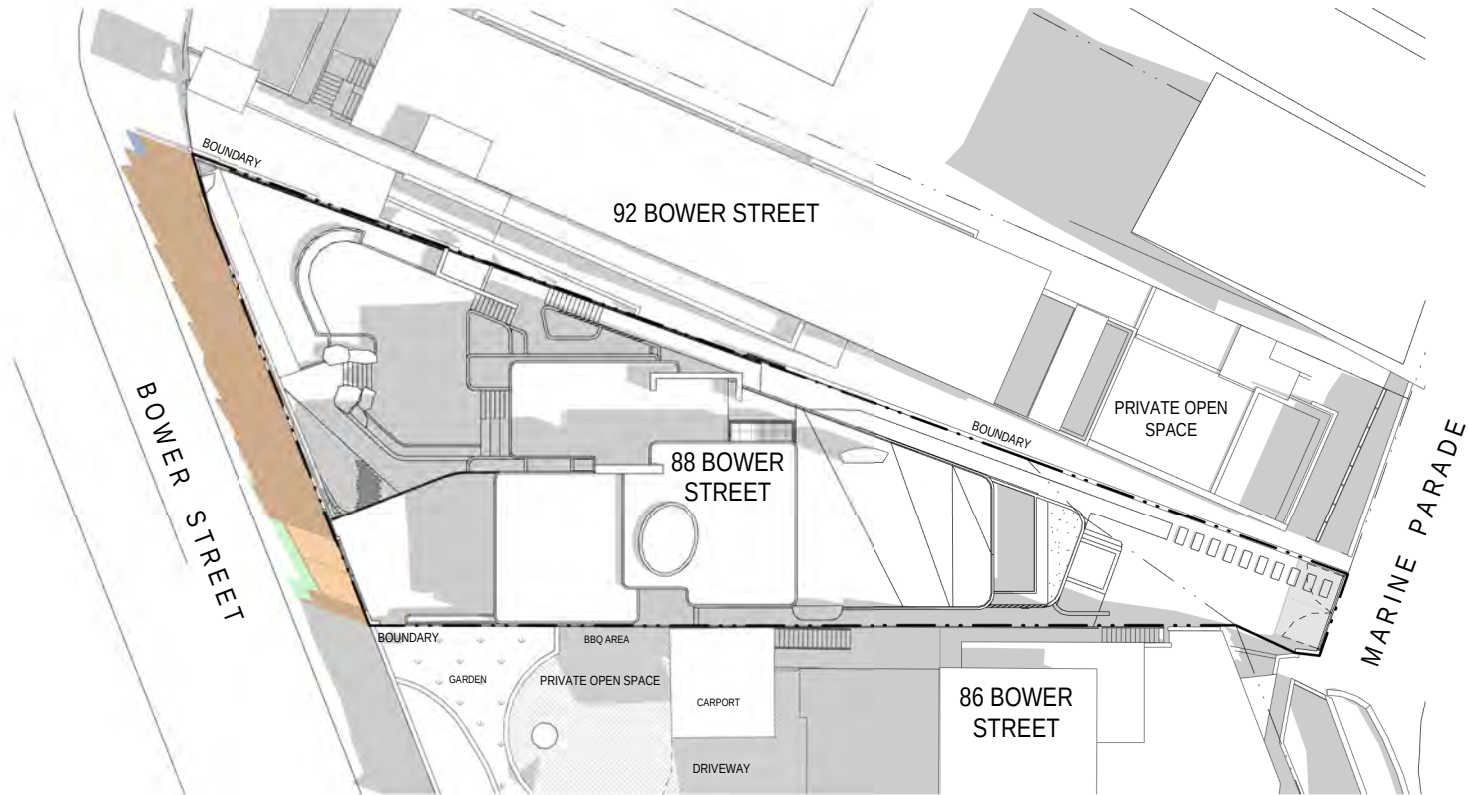
DRAWING NO. **DA-302** ISSUE **A** JOB NO. **BOW2010**

DRAWN BY **JP** CHECKED BY **AA** SCALE **1:100@ A1** DATE **25.06.21**
1:200@A3

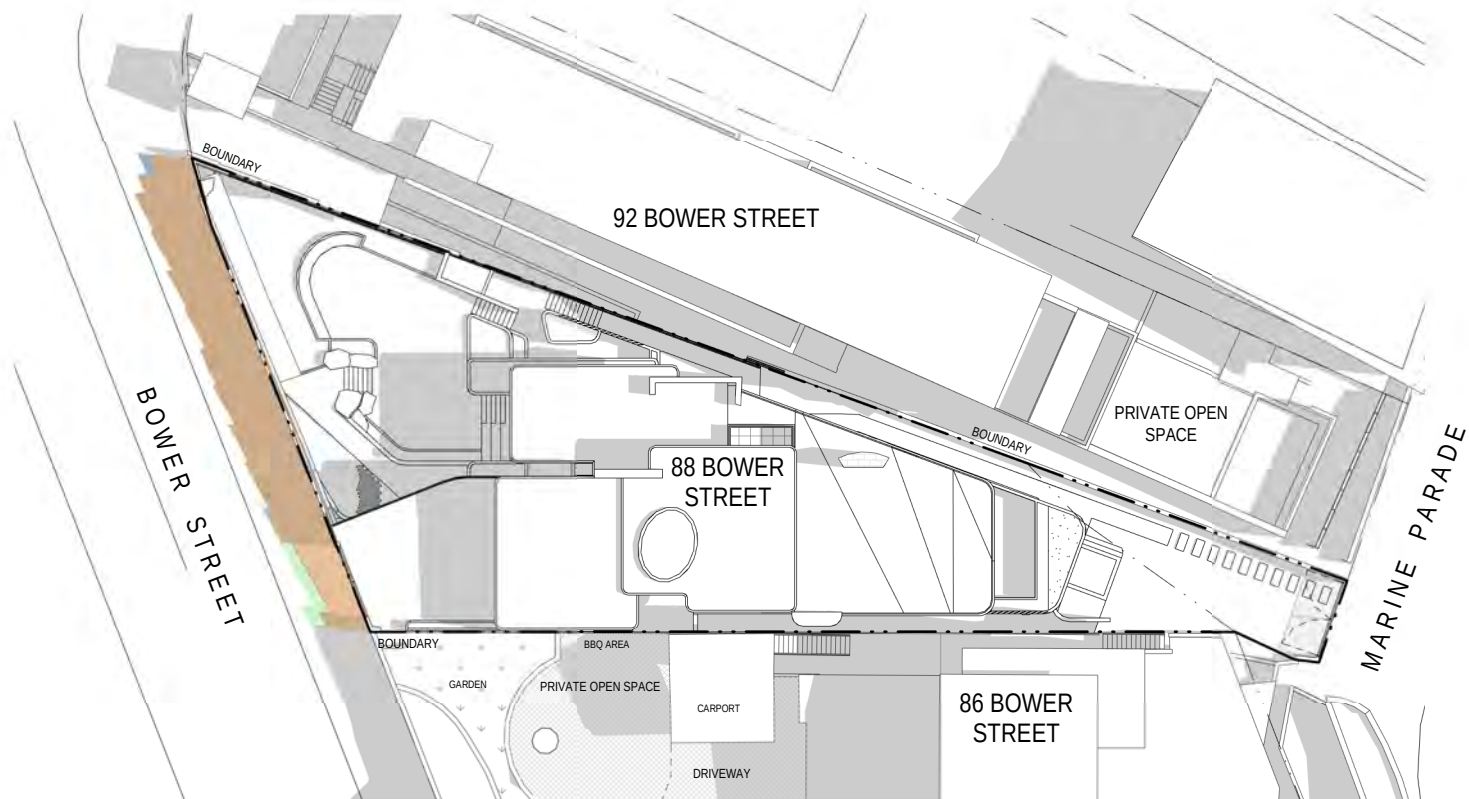
DRAWING TITLE
SECTIONS SHEET 2



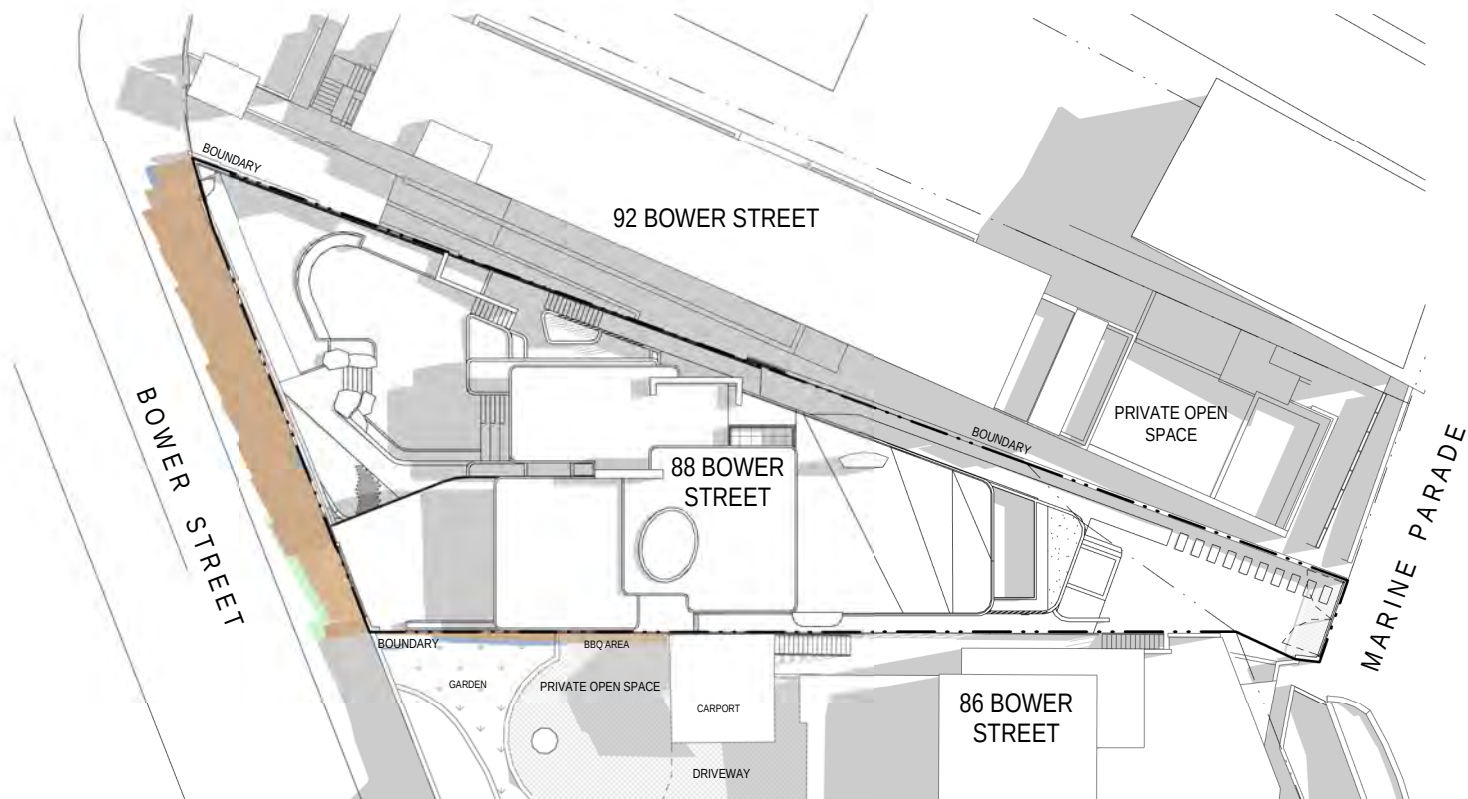
1 **SHADOW STUDY PLAN - WINTER SOLSTICE - 9AM - PROPOSED**
1 : 200 @ A1



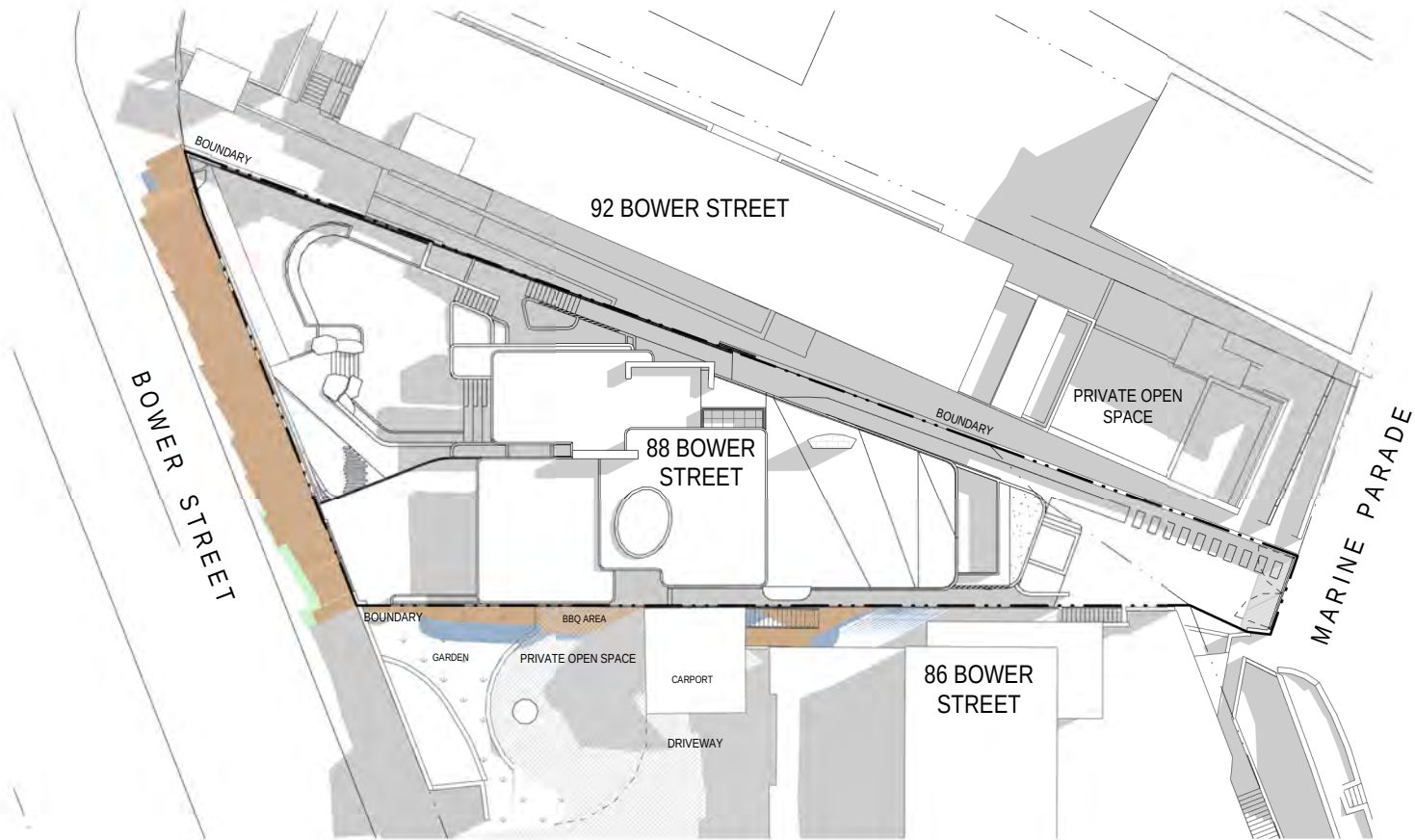
2 **SHADOW STUDY PLAN - WINTER SOLSTICE - 10AM - PROPOSED**
1 : 200 @ A1



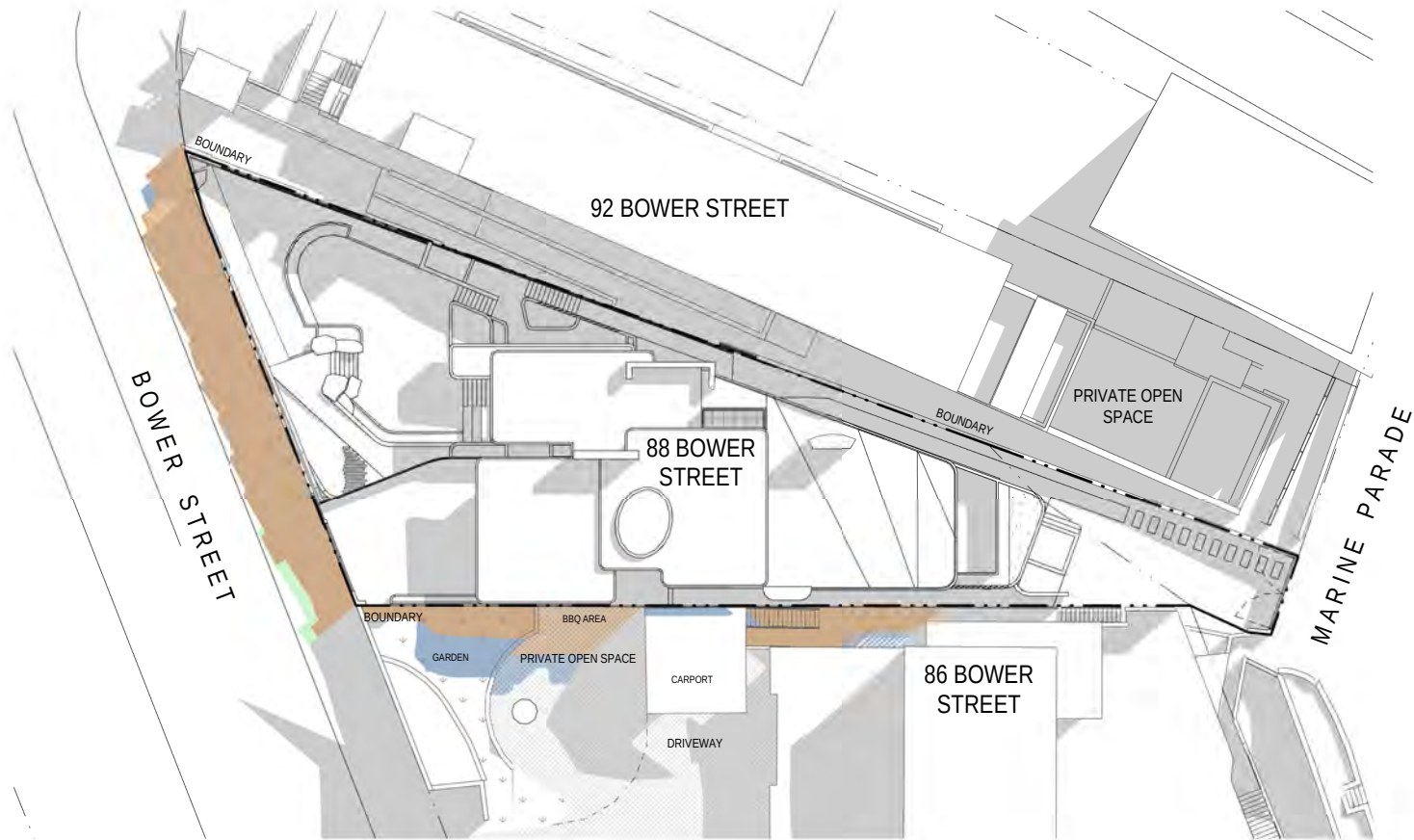
3 **SHADOW STUDY PLAN - WINTER SOLSTICE - 11AM - PROPOSED**
1 : 200 @ A1



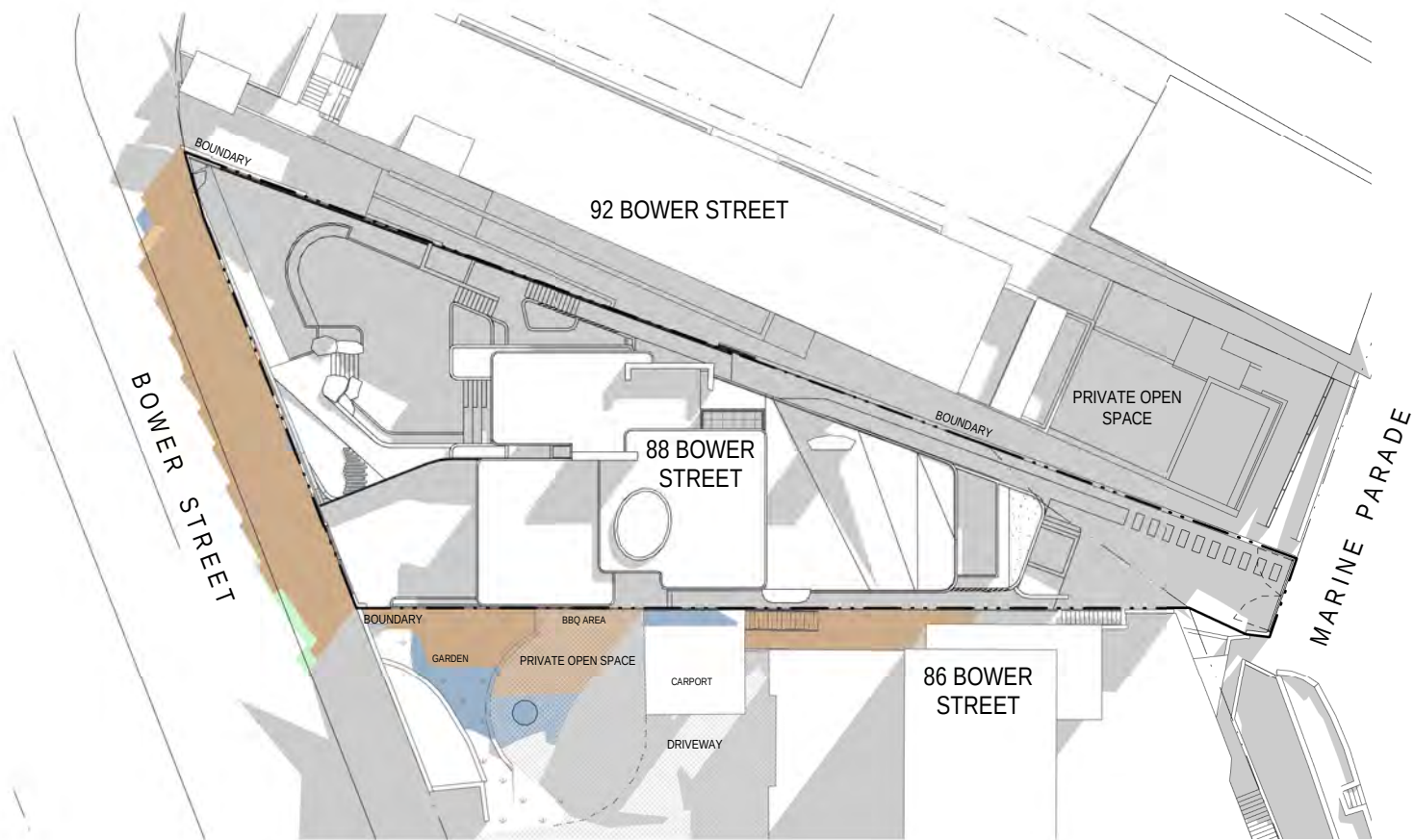
4 **SHADOW STUDY PLAN - WINTER SOLSTICE - NOON - PROPOSED**
1 : 200 @ A1



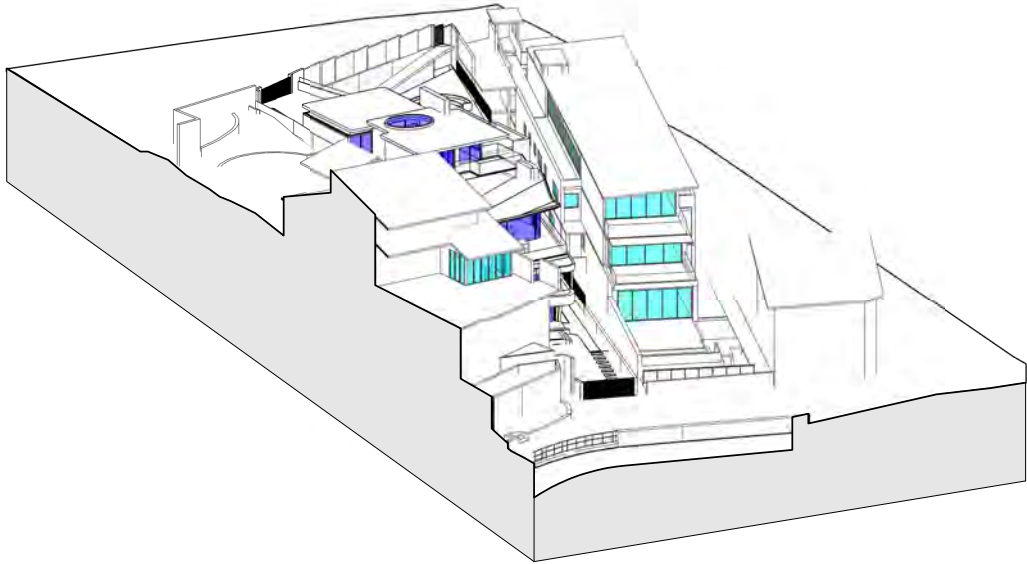
5 **SHADOW STUDY PLAN - WINTER SOLSTICE - 1PM - PROPOSED**
1 : 200 @ A1



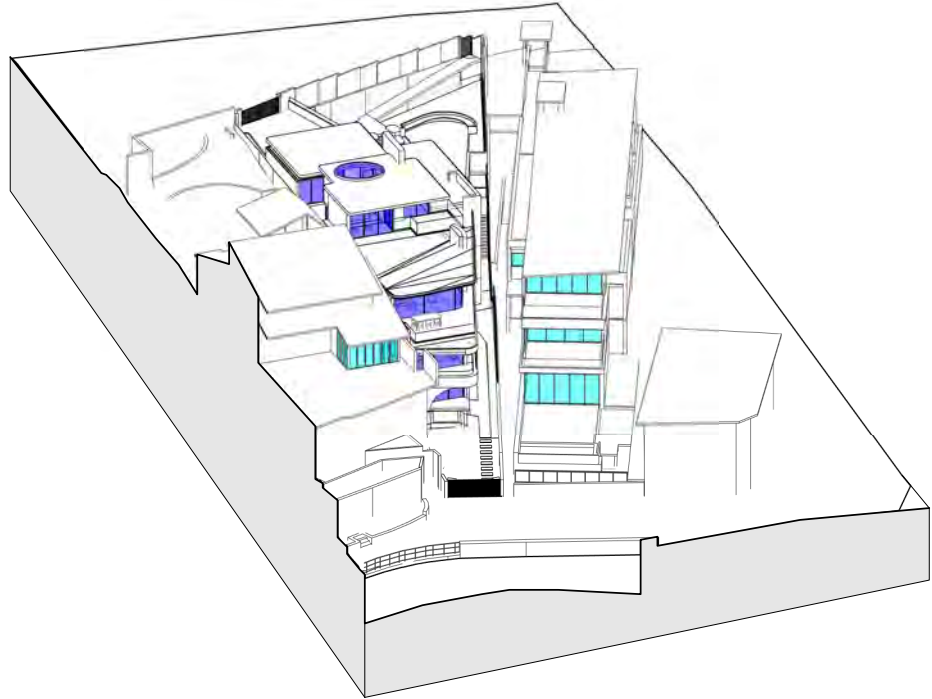
6 **SHADOW STUDY PLAN - WINTER SOLSTICE - 2PM - PROPOSED**
1 : 200 @ A1



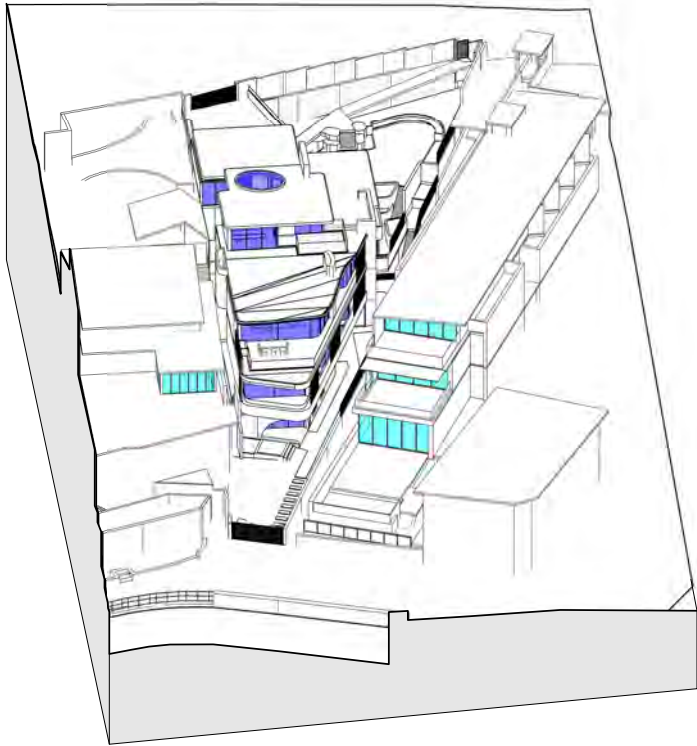
7 **SHADOW STUDY PLAN - WINTER SOLSTICE - 3PM - PROPOSED**
1 : 200 @ A1



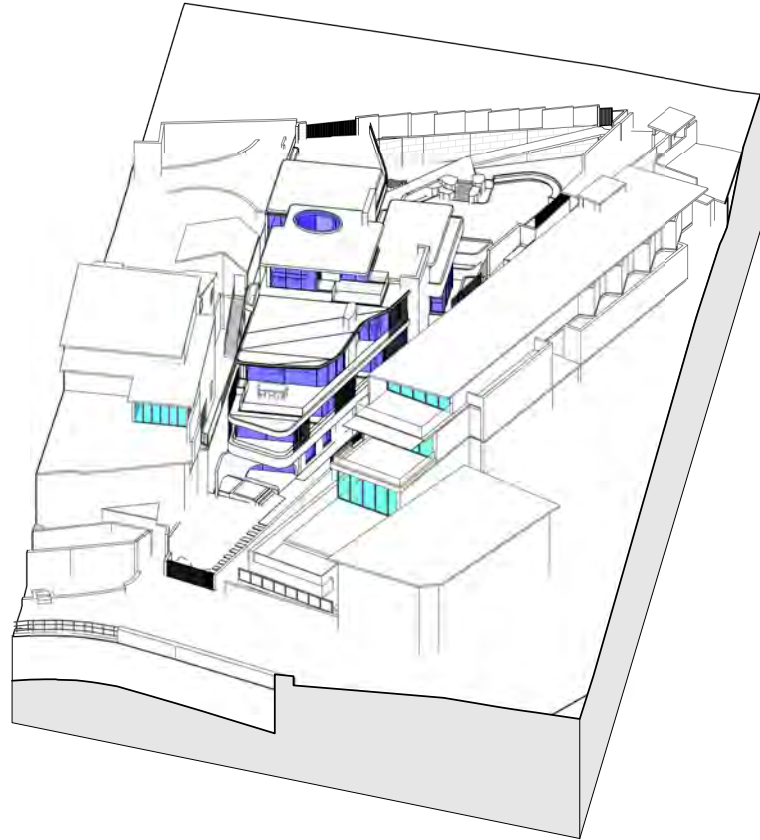
1 **SUN'S EYE VIEW - WINTER SOLSTICE - 9AM - PROPOSED**
@ A1



2 **SUN'S EYE VIEW - WINTER SOLSTICE - 10AM - PROPOSED**
@ A1



3 **SUN'S EYE VIEW - WINTER SOLSTICE - 11AM - PROPOSED**
@ A1



4 **SUN'S EYE VIEW - WINTER SOLSTICE - NOON - PROPOSED**
@ A1

SUN'S EYE VIEW LEGEND

- PROPOSED GLAZING
- NEIGHBOURING GLAZING

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ISS DATE

PURPOSE OF ISSUE

NOTES

NOT TO SCALE

PROJECT
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88 BOWER STREET

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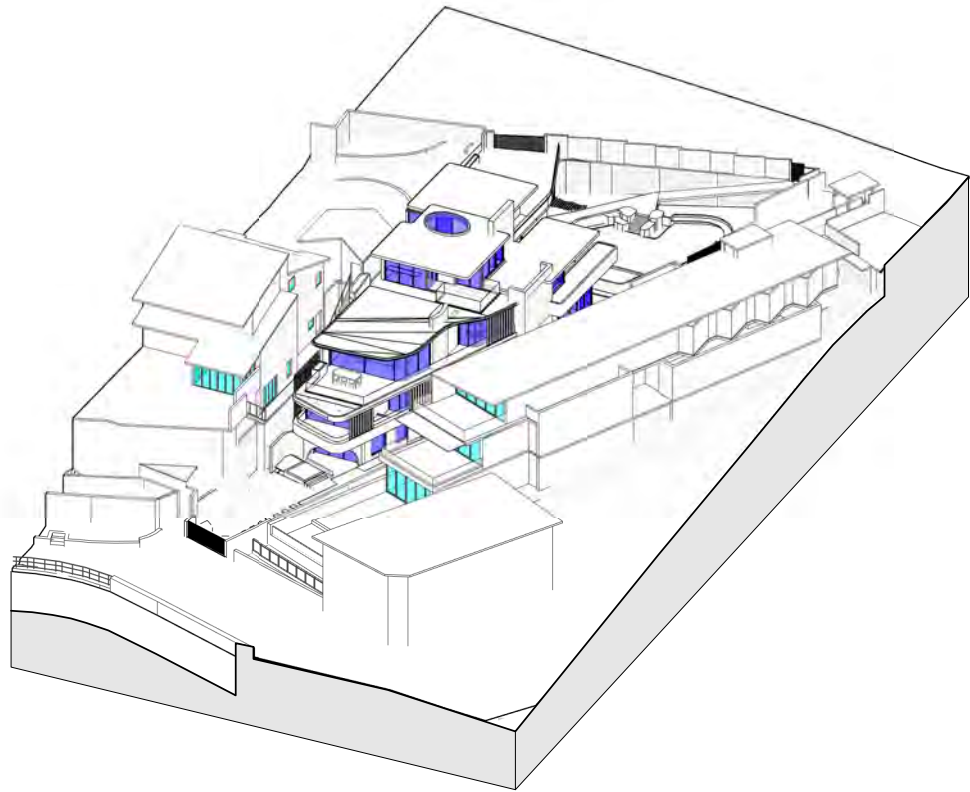
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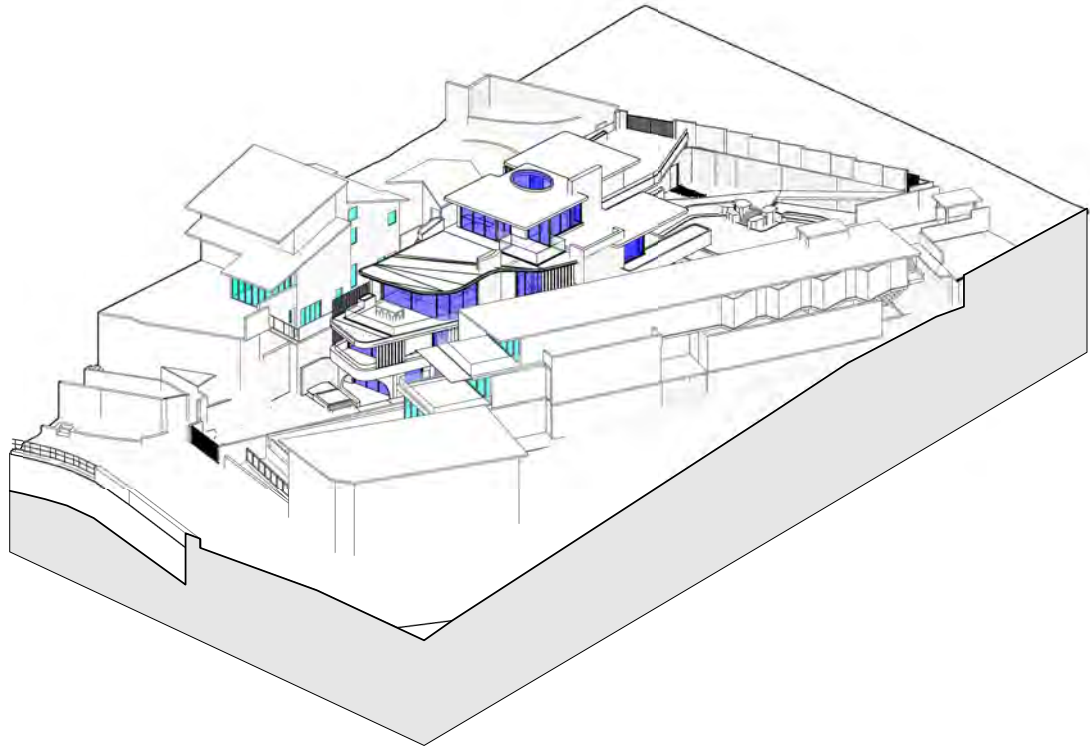
MELBOURNE
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ABN: 34 137 620 538

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

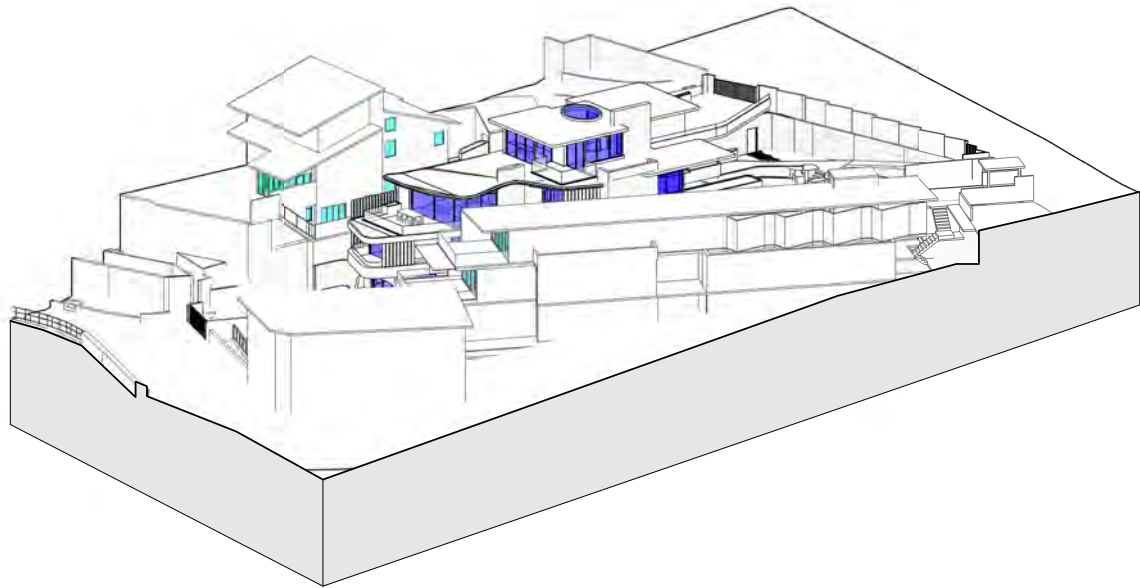
DRAWING NO. **DA-431** ISSUE **A** JOB NO. **BOW2010**
DRAWN BY **JP** CHECKED BY **AA** SCALE **As indicated@ A1** DATE **25.06.21**
DRAWING TITLE **SUN'S EYE VIEW SHEET 1**



1 **SUN'S EYE VIEW - WINTER SOLSTICE - 1PM - PROPOSED**
@ A1



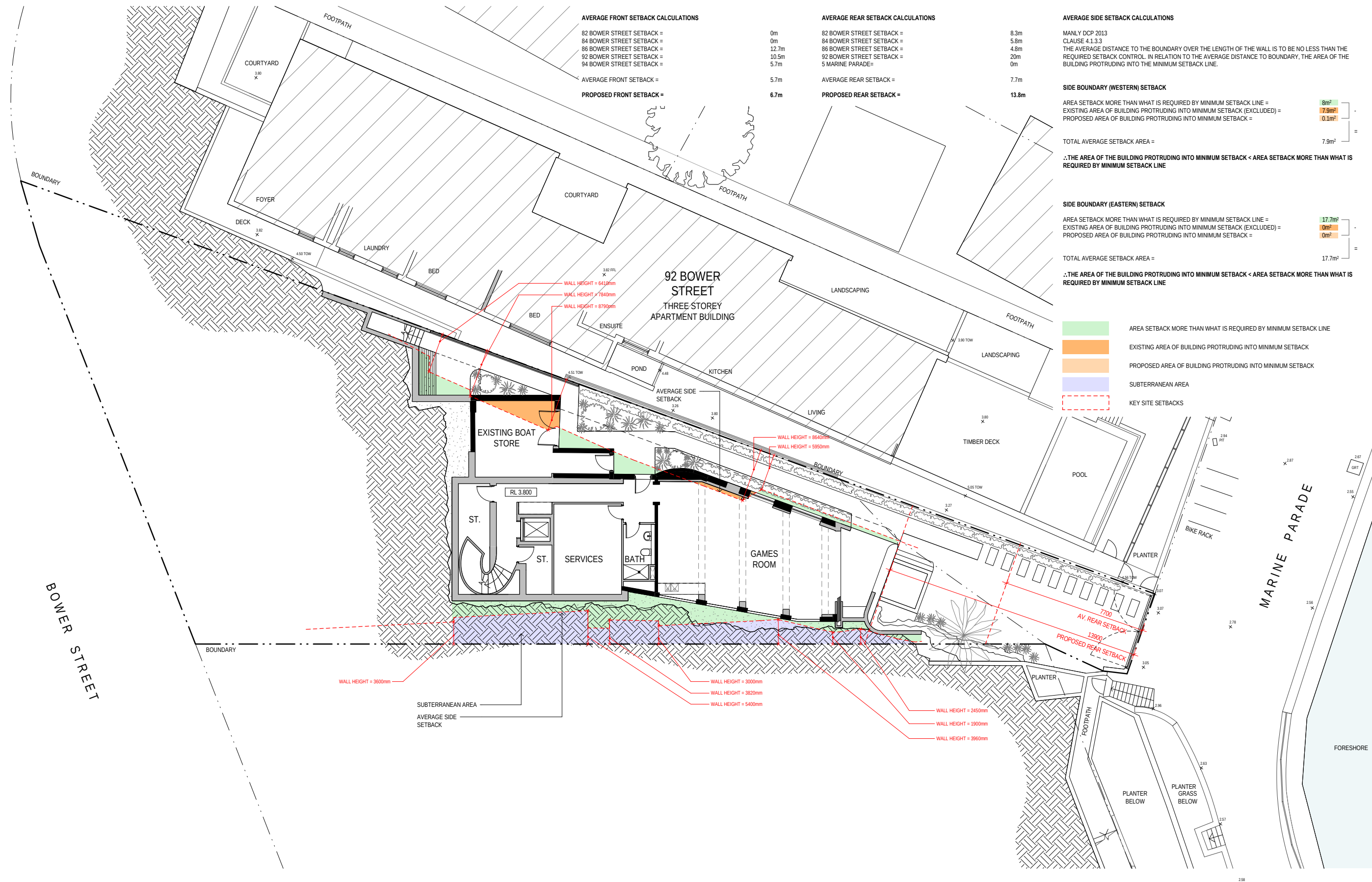
2 **SUN'S EYE VIEW - WINTER SOLSTICE - 2PM - PROPOSED**
@ A1



3 **SUN'S EYE VIEW - WINTER SOLSTICE - 3PM - PROPOSED**
@ A1

SUN'S EYE VIEW LEGEND

- PROPOSED GLAZING
- NEIGHBOURING GLAZING



AVERAGE FRONT SETBACK CALCULATIONS

82 BOWER STREET SETBACK =	0m
84 BOWER STREET SETBACK =	0m
86 BOWER STREET SETBACK =	12.7m
92 BOWER STREET SETBACK =	10.5m
94 BOWER STREET SETBACK =	5.7m
AVERAGE FRONT SETBACK =	5.7m
PROPOSED FRONT SETBACK =	6.7m

AVERAGE REAR SETBACK CALCULATIONS

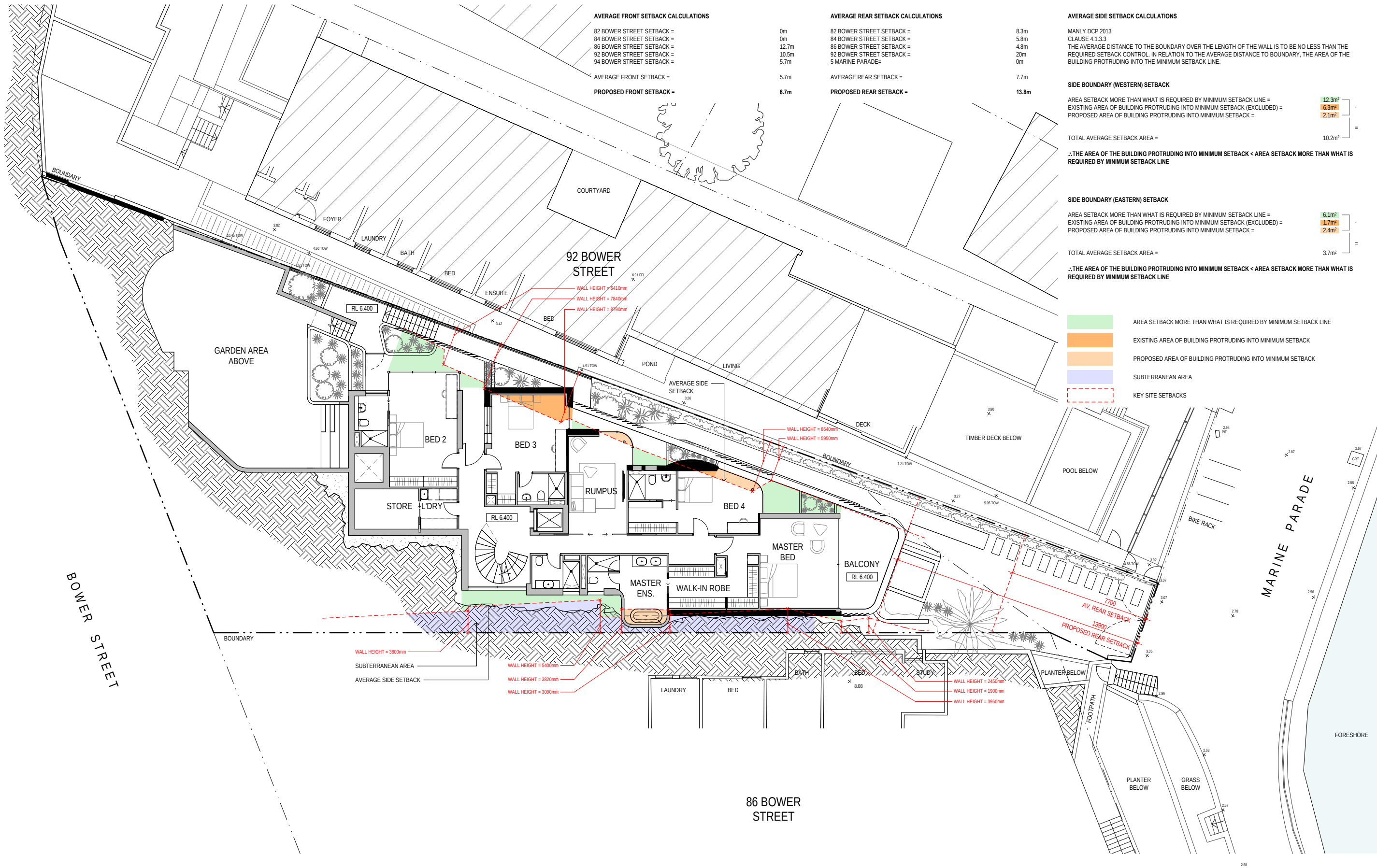
82 BOWER STREET SETBACK =	8.3m
84 BOWER STREET SETBACK =	5.8m
86 BOWER STREET SETBACK =	4.8m
92 BOWER STREET SETBACK =	20m
5 MARINE PARADE =	0m
AVERAGE REAR SETBACK =	7.7m
PROPOSED REAR SETBACK =	13.8m

AVERAGE SIDE SETBACK CALCULATIONS

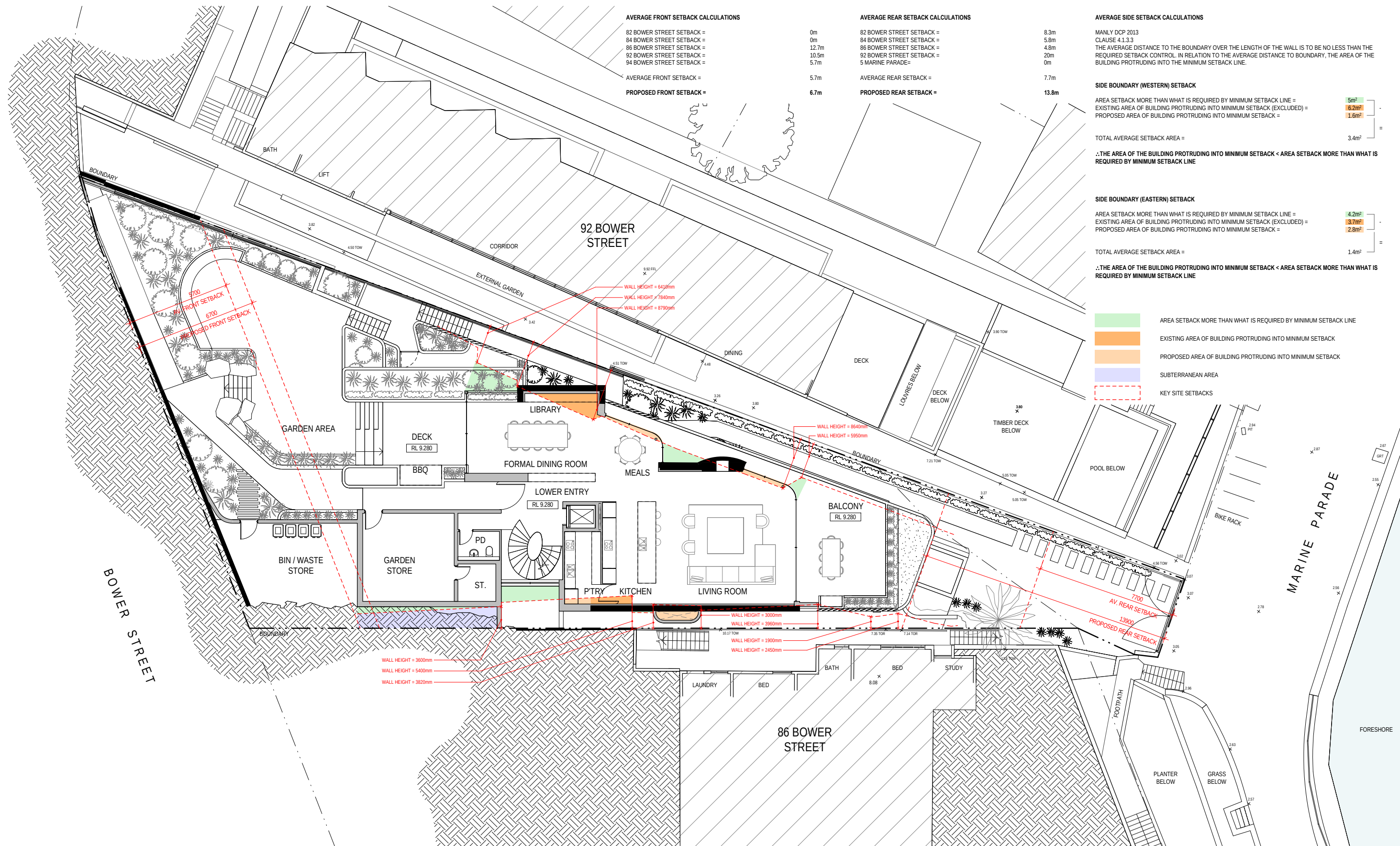
MANLY DCP 2013 CLAUSE 4.1.3.3 THE AVERAGE DISTANCE OVER THE LENGTH OF THE WALL IS TO BE NO LESS THAN THE REQUIRED SETBACK CONTROL. IN RELATION TO THE AVERAGE DISTANCE TO BOUNDARY, THE AREA OF THE BUILDING PROTRUDING INTO THE MINIMUM SETBACK LINE.	
SIDE BOUNDARY (WESTERN) SETBACK	
AREA SETBACK MORE THAN WHAT IS REQUIRED BY MINIMUM SETBACK LINE =	8m ²
EXISTING AREA OF BUILDING PROTRUDING INTO MINIMUM SETBACK (EXCLUDED) =	7.9m ²
PROPOSED AREA OF BUILDING PROTRUDING INTO MINIMUM SETBACK =	0.1m ²
TOTAL AVERAGE SETBACK AREA =	7.9m ²
∴ THE AREA OF THE BUILDING PROTRUDING INTO MINIMUM SETBACK < AREA SETBACK MORE THAN WHAT IS REQUIRED BY MINIMUM SETBACK LINE	
SIDE BOUNDARY (EASTERN) SETBACK	
AREA SETBACK MORE THAN WHAT IS REQUIRED BY MINIMUM SETBACK LINE =	17.7m ²
EXISTING AREA OF BUILDING PROTRUDING INTO MINIMUM SETBACK (EXCLUDED) =	0m ²
PROPOSED AREA OF BUILDING PROTRUDING INTO MINIMUM SETBACK =	0m ²
TOTAL AVERAGE SETBACK AREA =	17.7m ²
∴ THE AREA OF THE BUILDING PROTRUDING INTO MINIMUM SETBACK < AREA SETBACK MORE THAN WHAT IS REQUIRED BY MINIMUM SETBACK LINE	

- AREA SETBACK MORE THAN WHAT IS REQUIRED BY MINIMUM SETBACK LINE
- EXISTING AREA OF BUILDING PROTRUDING INTO MINIMUM SETBACK
- PROPOSED AREA OF BUILDING PROTRUDING INTO MINIMUM SETBACK
- SUBTERRANEAN AREA
- KEY SITE SETBACKS

1 SETBACK PLAN - LOWER GROUND LEVEL
1 : 100 @ A1



1 **SETBACK PLAN - GROUND LEVEL**
1 : 100 @ A1



1 **SETBACK PLAN - LEVEL 1**
1 : 100 @ A1

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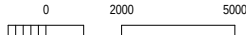
A 25.06.21 ISSUE FOR DA

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PURPOSE OF ISSUE

NOTES

1:200 @ A3
1:100 @ A1



PROJECT
BOWER STREET RESIDENCE
88 BOWER STREET

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17219 (VIC), 3677 (QLD)

DRAWING NO.
DA-501

DRAWN BY
JP

CHECKED BY
AA

SCALE
1:100@ A1
1:200@A3

DRAWING TITLE
SETBACK PLAN - LEVEL 1

ISSUE
A

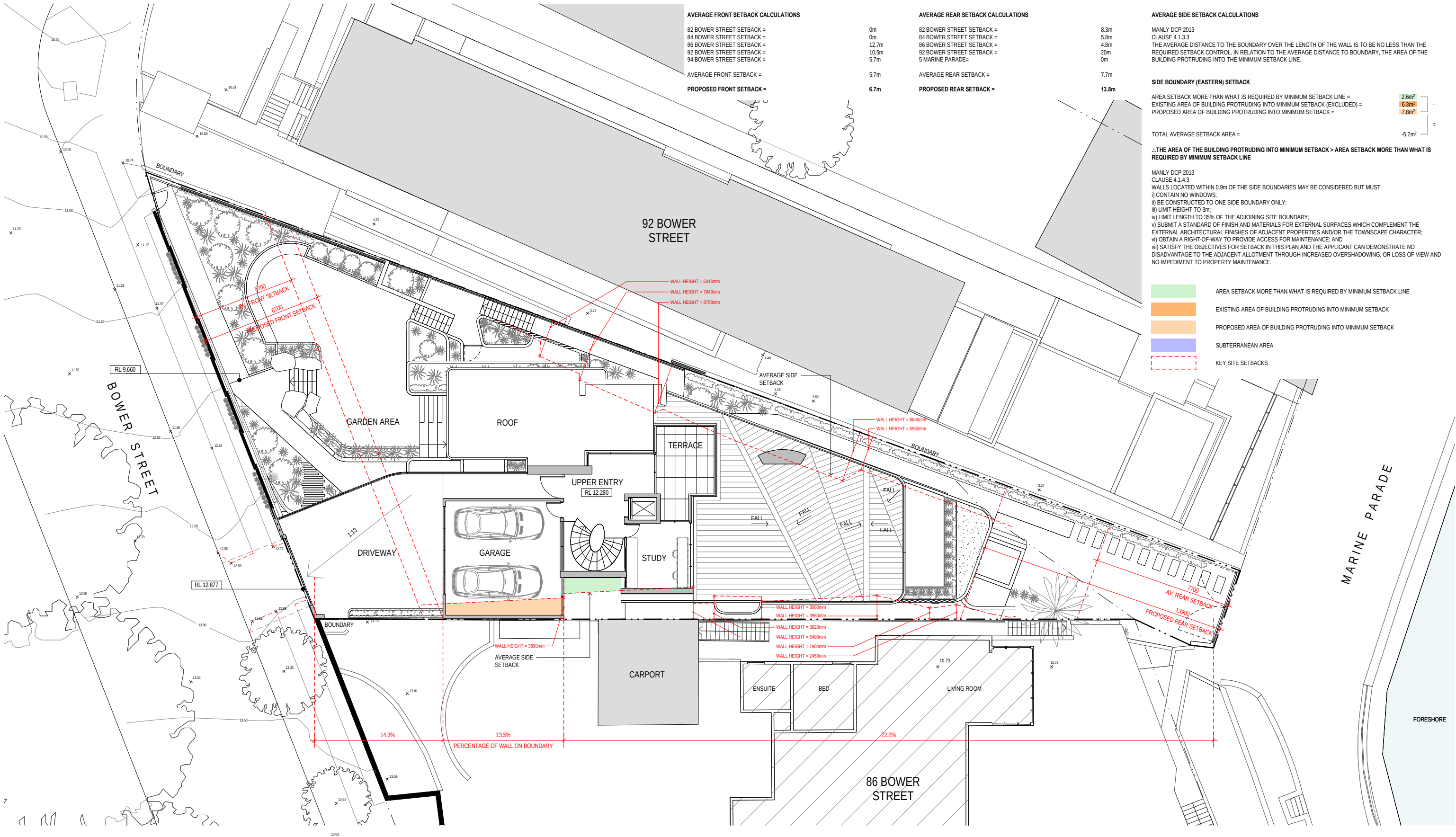
SCALE

DATE

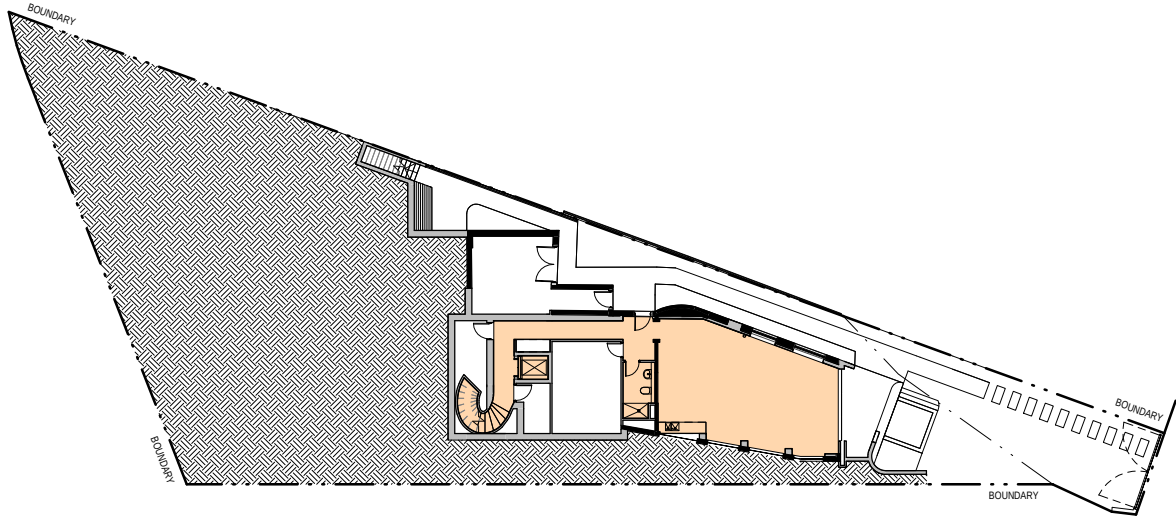
JOB NO.
BOW2010

DATE
25.06.21

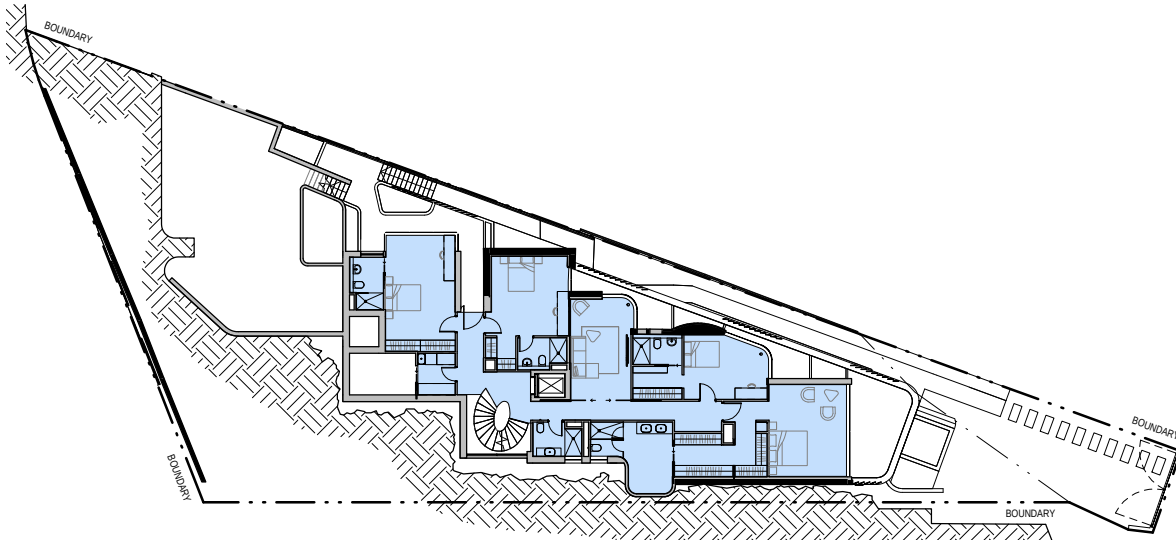




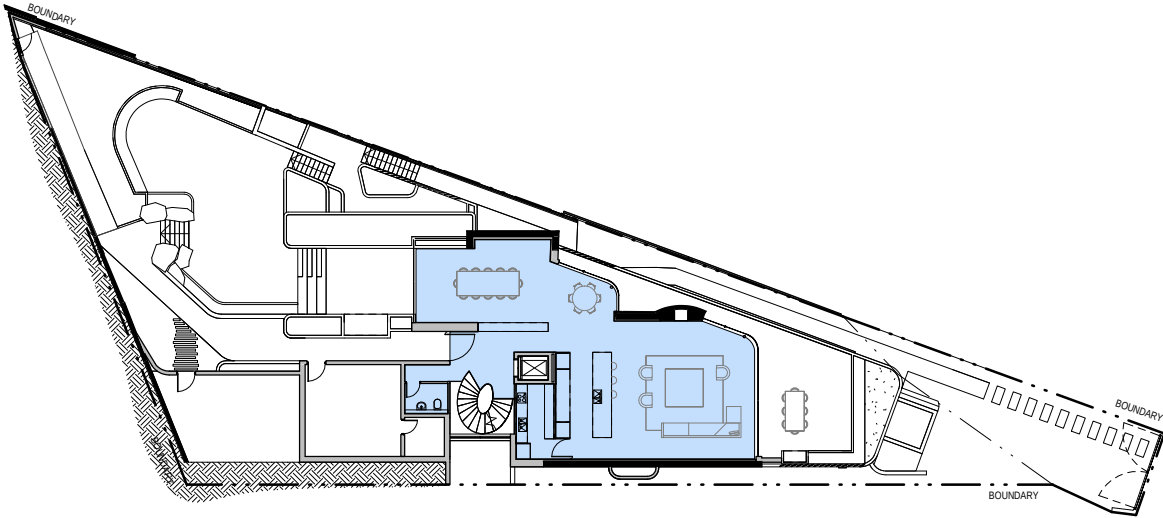
1 **SETBACK PLAN - ENTRY LEVEL**
1 : 100 @ A1



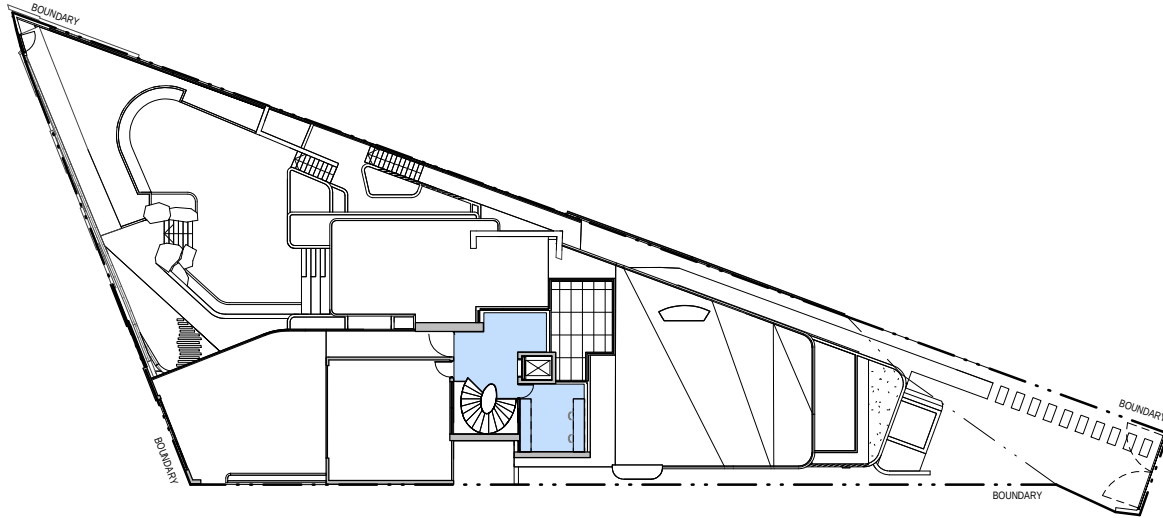
1 **GFA LOWER GROUND FLOOR PLAN**
1 : 200 @ A1



2 **GFA GROUND FLOOR PLAN**
1 : 200 @ A1



3 **GFA LEVEL 1 FLOOR PLAN**
1 : 200 @ A1



4 **GFA ENTRY FLOOR PLAN**
1 : 200 @ A1

GFA SUMMARY TABLE (PROPOSED)

SITE AREA	736.1 m ²
FSR	0.45:1
ALLOWABLE GFA	331.2 m ²
GROSS FLOOR AREA	
LOWER GROUND	80 m ²
GROUND LEVEL	174.3 m ²
LEVEL 1	141.7 m ²
ENTRY LEVEL	27.2 m ²
TOTAL	423.2 m ²
PROPOSED FSR (INCLUDING FLOOD PRONE AREA)	0.57:1
PROPOSED FSR (EXCLUDING FLOOD PRONE AREA)	0.46:1
EXISTING FSR	0.52:1
PREVIOUS APPROVED PROPOSED FSR	0.58:1
APPROVED DA NUMBER : 216/2007	
COMMENCED ON 14.07.14	
REF: DS MC/14.82959	

- GFA
- GFA (FLOOD PRONE AREA)



*ALL GFA IS POSITIONED ON LOT 76 D.P. 8075. THE CALCULATED FSR IN DA2020/0855 INCLUDES THE SITE AREA OF THE ADJOINING LOT 77 D.P. 8075 HOWEVER NO FLOOR AREA IS POSITIONED ON THIS LOT AND THE ADJOINING LOT CAN BE DEVELOPED SEPARATELY. THEREFORE THE FSR ON LOT 76 D.P. 8075 IS 0.53:1

DP 8075
LOT 77

83-85 BOWER STREET
0.53:1 APPROX*

DP 8075
LOT 76

81 BOWER STREET

77 BOWER STREET
0.65:1
MOD2018/0180

88 BOWER
STREET
APPROVED DA
216/2007 WITH
FSR OF
0.58:1

92 BOWER STREET
0.82:1
DA316/07

94 BOWER STREET
0.55:1 APPROX.

86 BOWER STREET

82-84 BOWER STREET
0.66:1
DA167/17**

80 BOWER STREET

78 BOWER STREET

76 BOWER STREET
0.51:1
DA330/2006

KEY:

 SUBJECT SITE

 BUILDINGS ABOVE 0.45:1 FSR

FSR - SOURCE

94 BOWER STREET - FSR CALCULATED FROM REAL ESTATE PLANS

92 BOWER STREET - FSR AS NOTED IN S.E.E. DA316/07

88 BOWER STREET - FSR AS NOTED IN S.E.E. DA216/2007

83-85 BOWER STREET - FSR AS NOTED IN S.E.E. IN DA2020/0855 OF 0.27:1 IS INCORRECTLY CALCULATED.*

82-84 BOWER STREET - CALCULATED AT 0.66:1 BASED OFF DA167/17 PLANS. THE S.E.E. APPEARS TO BE INCORRECTLY CALCULATED FSR OF 0.55:1 AS PER SQA & TURNBULL PLANNING CALCULATIONS.**

77 BOWER STREET - FSR AS NOTED IN S.E.E. IN MOD2018/0180

76 BOWER STREET - DA330/2006 AMENDED PLAN - 18/07/08
DEVELOPMENT CONTROL PLAN - COMPLIANCE TABLE

1 **FSR STUDY**
1 : 250 @ A1

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PURPOSE OF ISSUE

NOTES

1:500 @ A3
1:250 @ A1



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BOWER STREET RESIDENCE

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DA-511

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JP

DRAWING TITLE
FSR STUDY

ISSUE

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AA

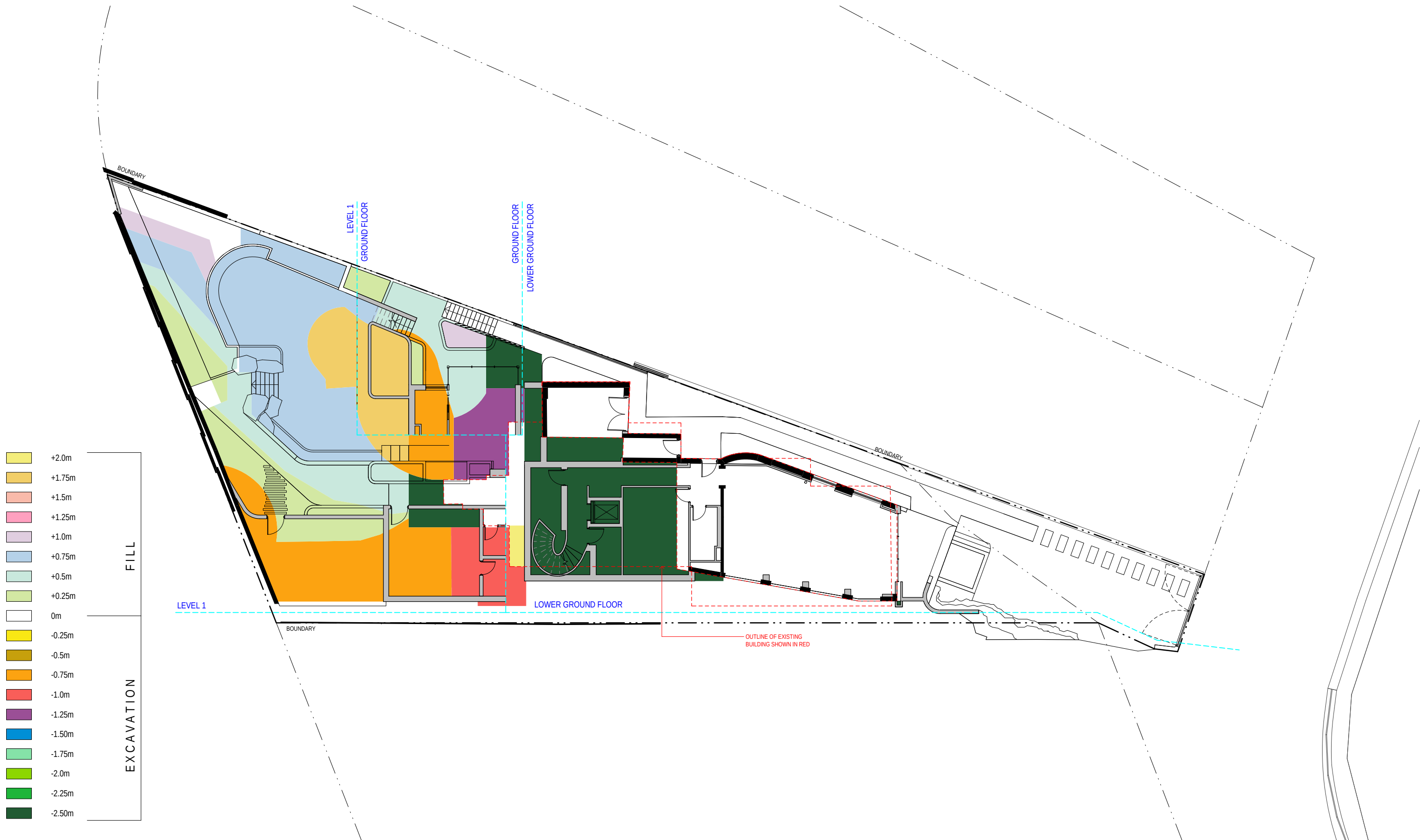
SCALE
1 : 250 @ A1

JOB NO.

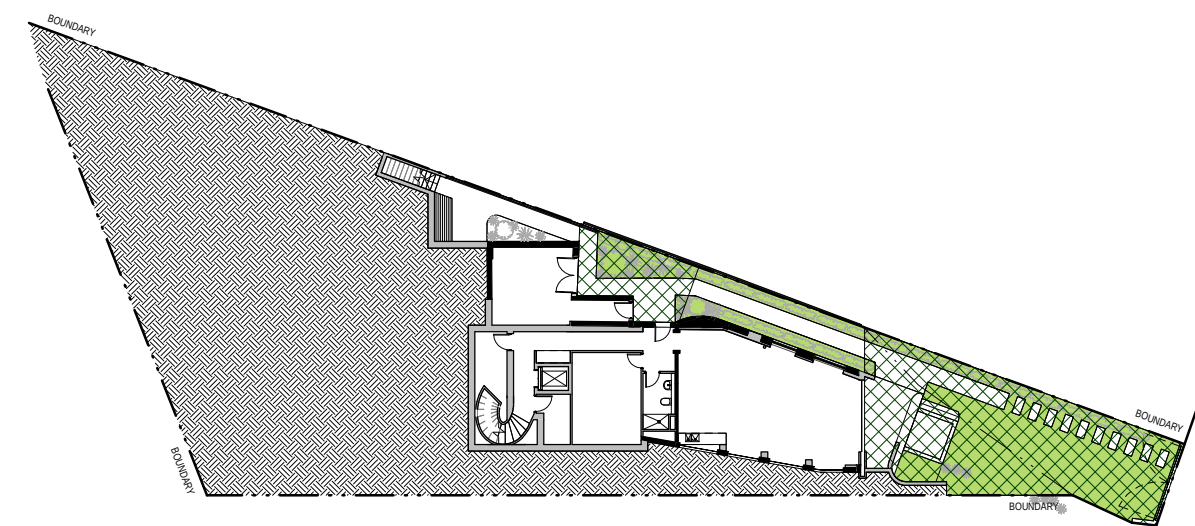
BOW2010

DATE
25.06.21

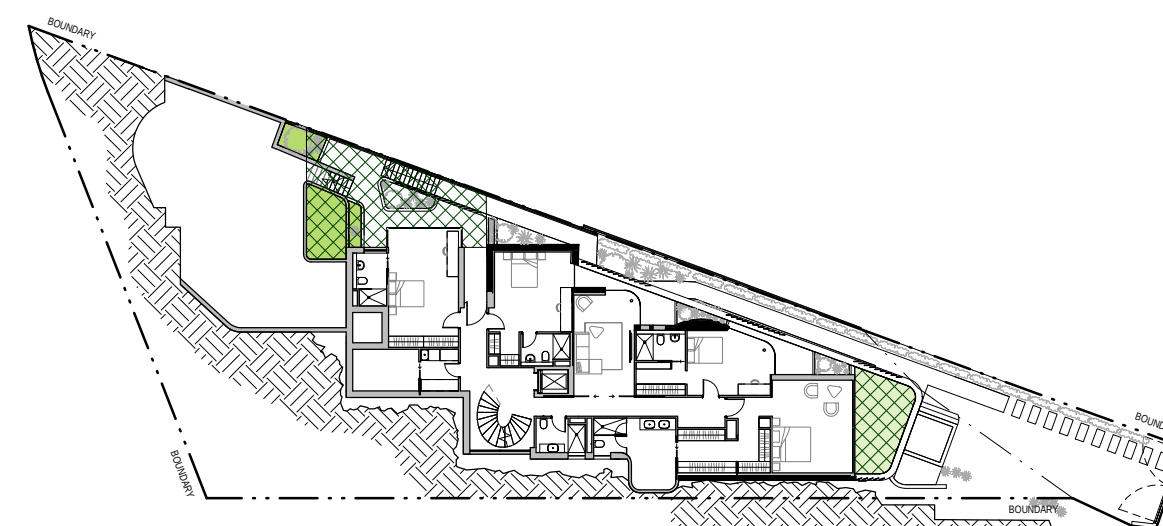




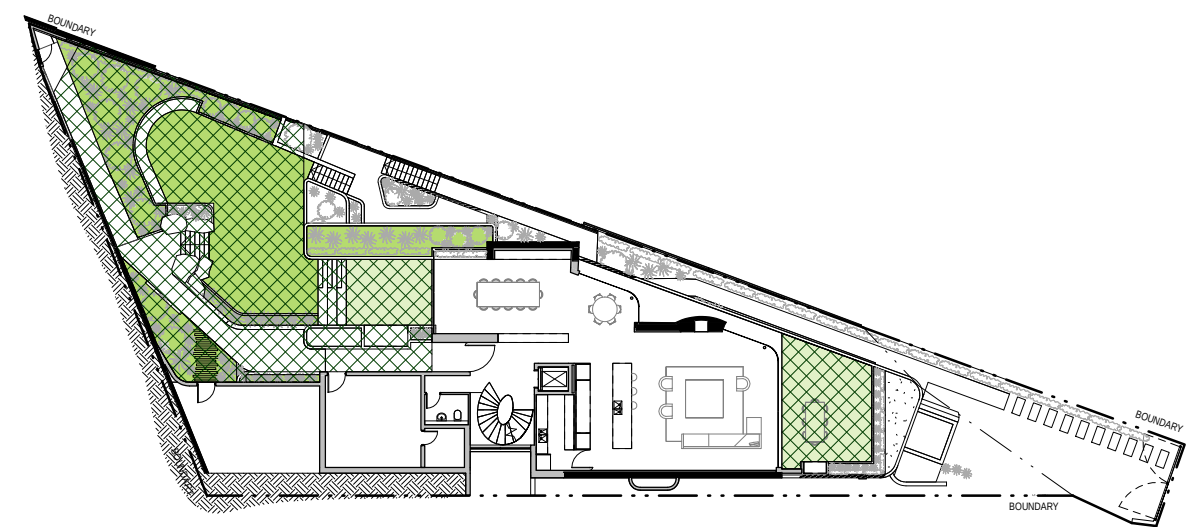
1 **EXCAVATION PLAN.**
1 : 100 @ A1



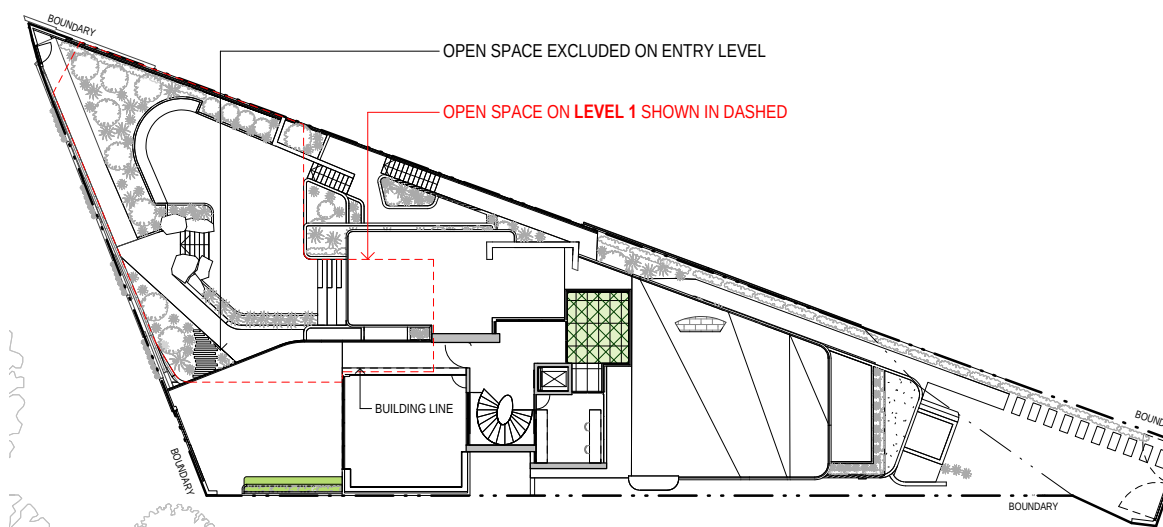
1 LOWER GROUND OPEN SPACE & LANDSCAPE CALCULATIONS
1:200 @ A1



2 GROUND FLOOR OPEN SPACE & LANDSCAPE CALCULATIONS
1:200 @ A1



3 LEVEL 1 OPEN SPACE & LANDSCAPE CALCULATIONS
1:200 @ A1



4 ENTRY LEVEL OPEN SPACE & LANDSCAPE CALCULATIONS
1:200 @ A1

- OPEN SPACE
- ABOVE GROUND OPEN SPACE
- LANDSCAPE AREA

SITE AREA 736.1 m²

OPEN SPACE AREA SUMMARY

LOWER GROUND	117.4
GROUND LEVEL	54.4
LEVEL 1	231.2
ENTRY LEVEL	12.1
TOTAL OPEN SPACE	415.1 m ²
MIN. 55% OF SITE AREA	404.8 m ²

LANDSCAPE AREA SUMMARY

LOWER GROUND	87.6
GROUND LEVEL	12
LEVEL 1	126.1
ENTRY LEVEL	4.1
TOTAL LANDSCAPE SPACE	229.8 m ²
REQUIRED LANDSCAPE AREA MIN. 35 % OF TOTAL OPEN SPACE	145.2 m ²

ABOVE GROUND OPEN SPACE AREA SUMMARY

LOWER GROUND	0
GROUND LEVEL	15.4
LEVEL 1	44.2
ENTRY LEVEL	12.1
TOTAL ABOVE GROUND OPEN SPACE	71.7 m ²
REQUIRED ABOVE AREA GROUND OPEN SPACE MAX. 25 % OF TOTAL OPEN SPACE	103.7 m ²

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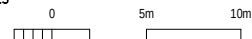
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PURPOSE OF ISSUE

NOTES

1:400 @ A3
1:200 @ A1



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DA-531

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BOW2010

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JP

CHECKED BY
AA

SCALE
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A1

DRAWING TITLE
OPEN SPACE & LANDSCAPE
DIAGRAMS

DATE
25.06.21

