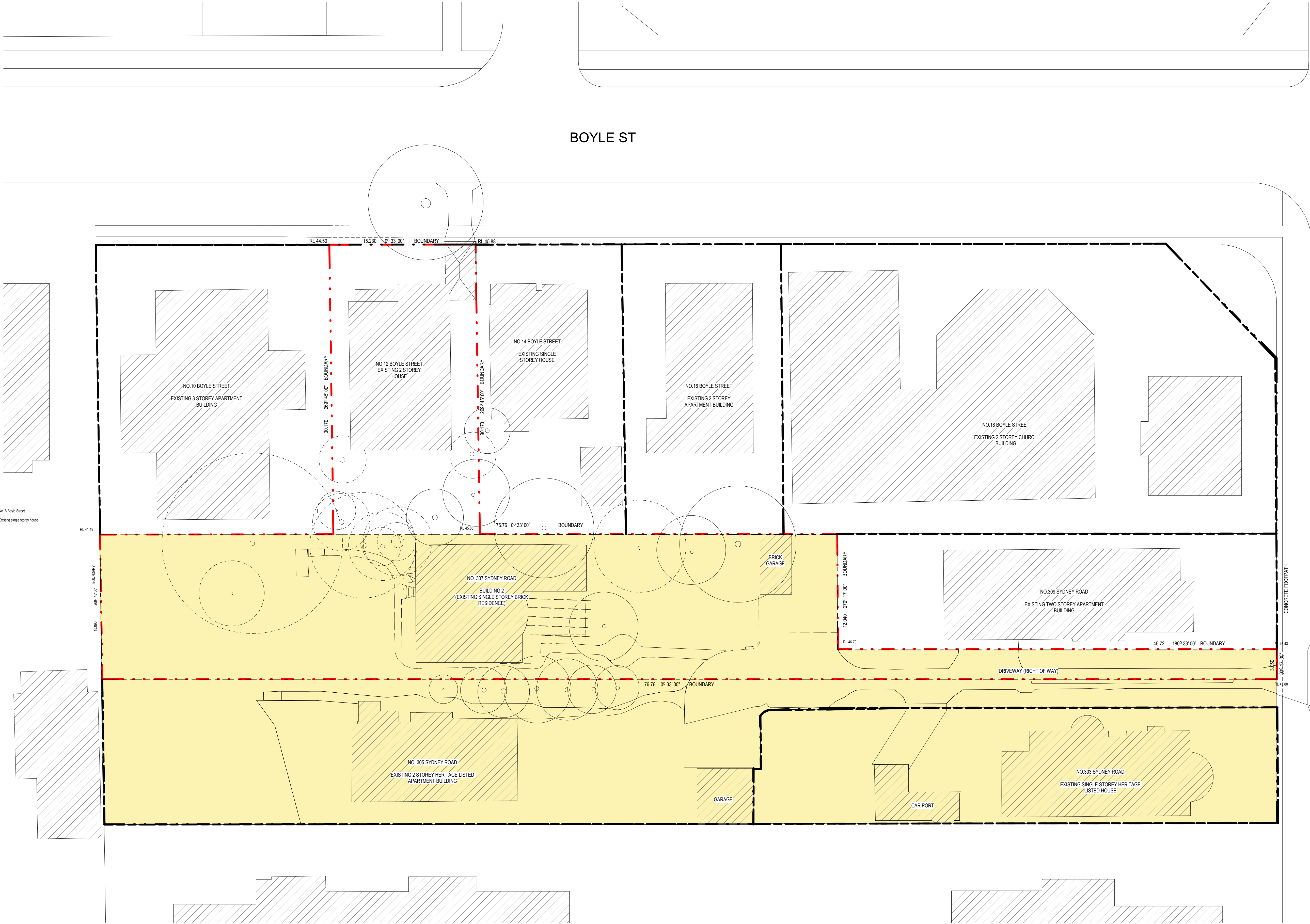


DRAWING LIST

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





File Path - /Volumes/Server Files/04. CAD/Current projects/1886. 12, Boyle Street & 307 Sydney Road. Balgowlah/2. Models/1886. 12 Boyle Street & 307 Sydney Road. Balgowlah 220510.pln



Architectural Projects
tel. +61 (0)2 8303 1700
www.architecturalprojects.net.au
Gary O'Reilly | nominated architect no. 4796

project
12 Boyle Street & 307 Sydney Road. Balgowlah

drawing
Location Plan

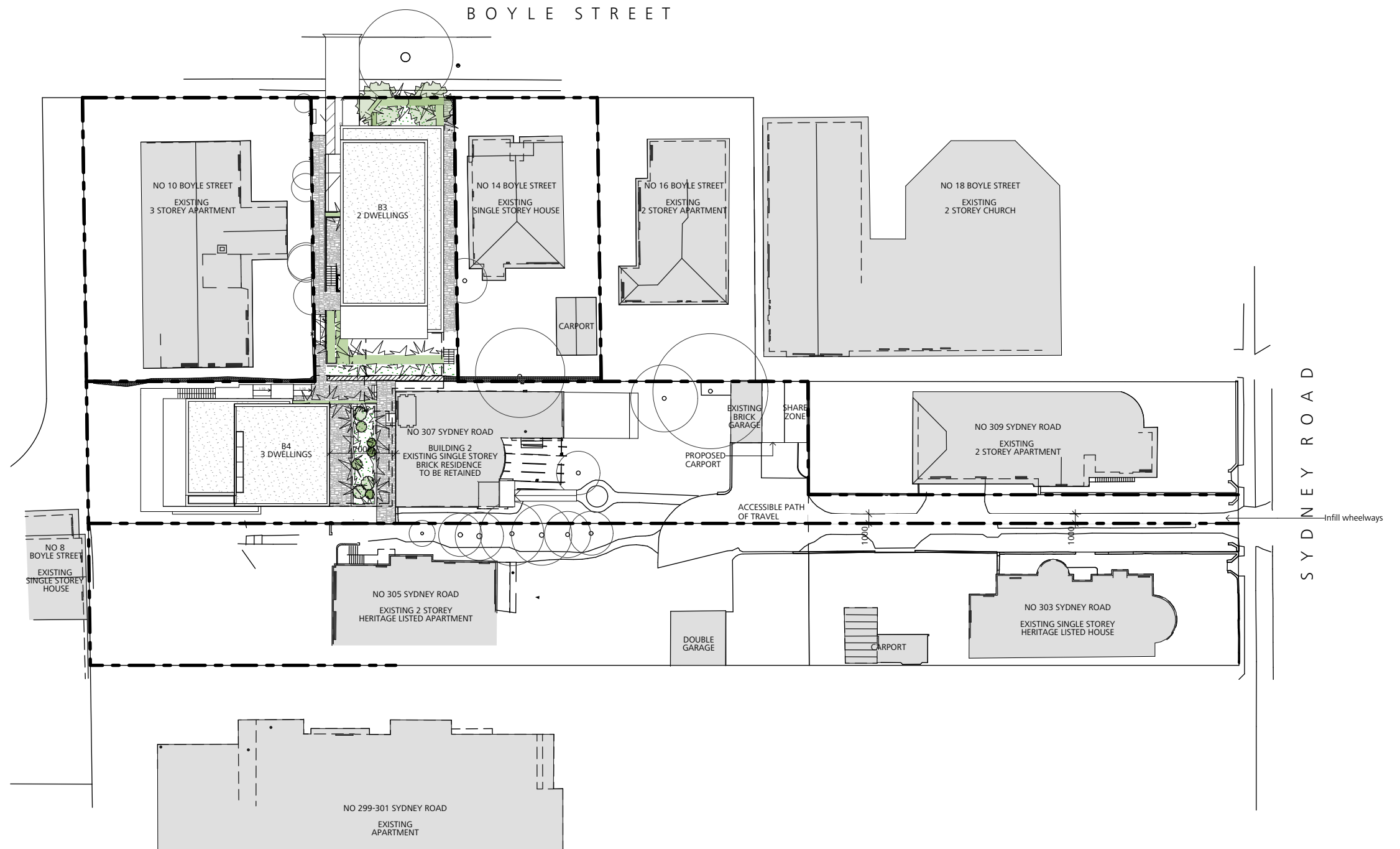
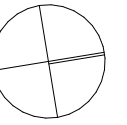
PRELIMINARY PRE DA

plot date
30/5/22

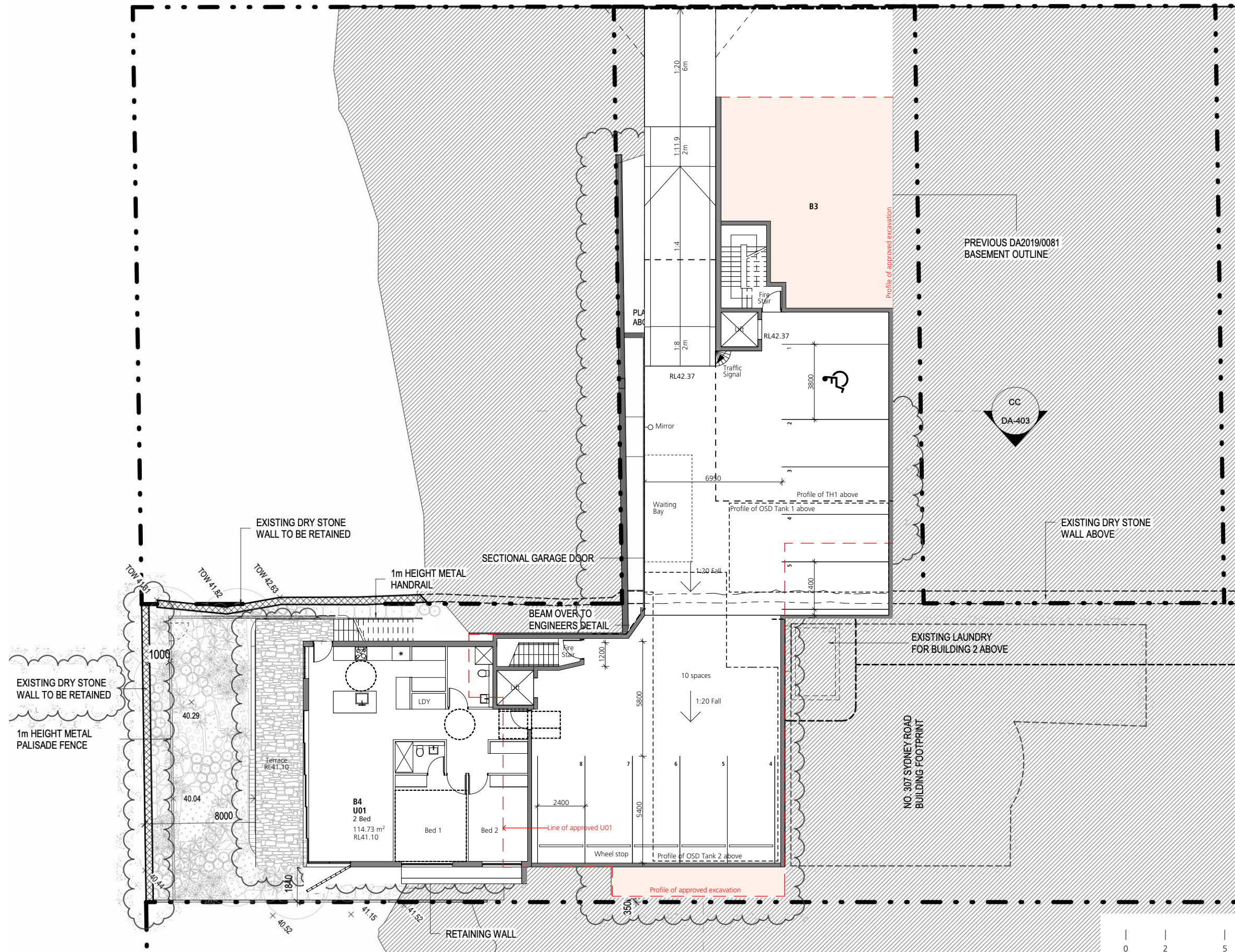
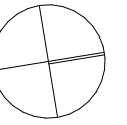
1886

drawing no.
DA-101

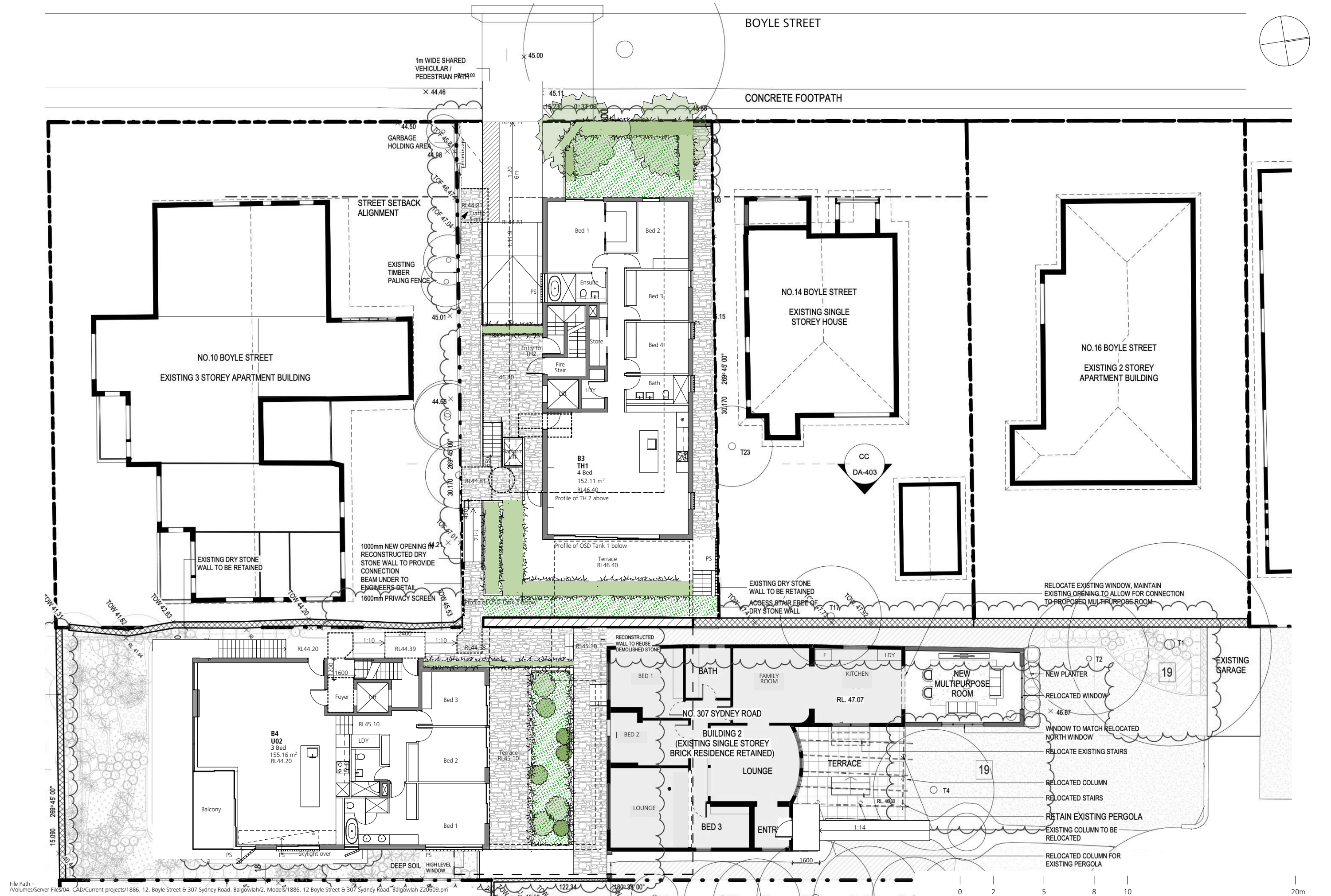
revision
P8



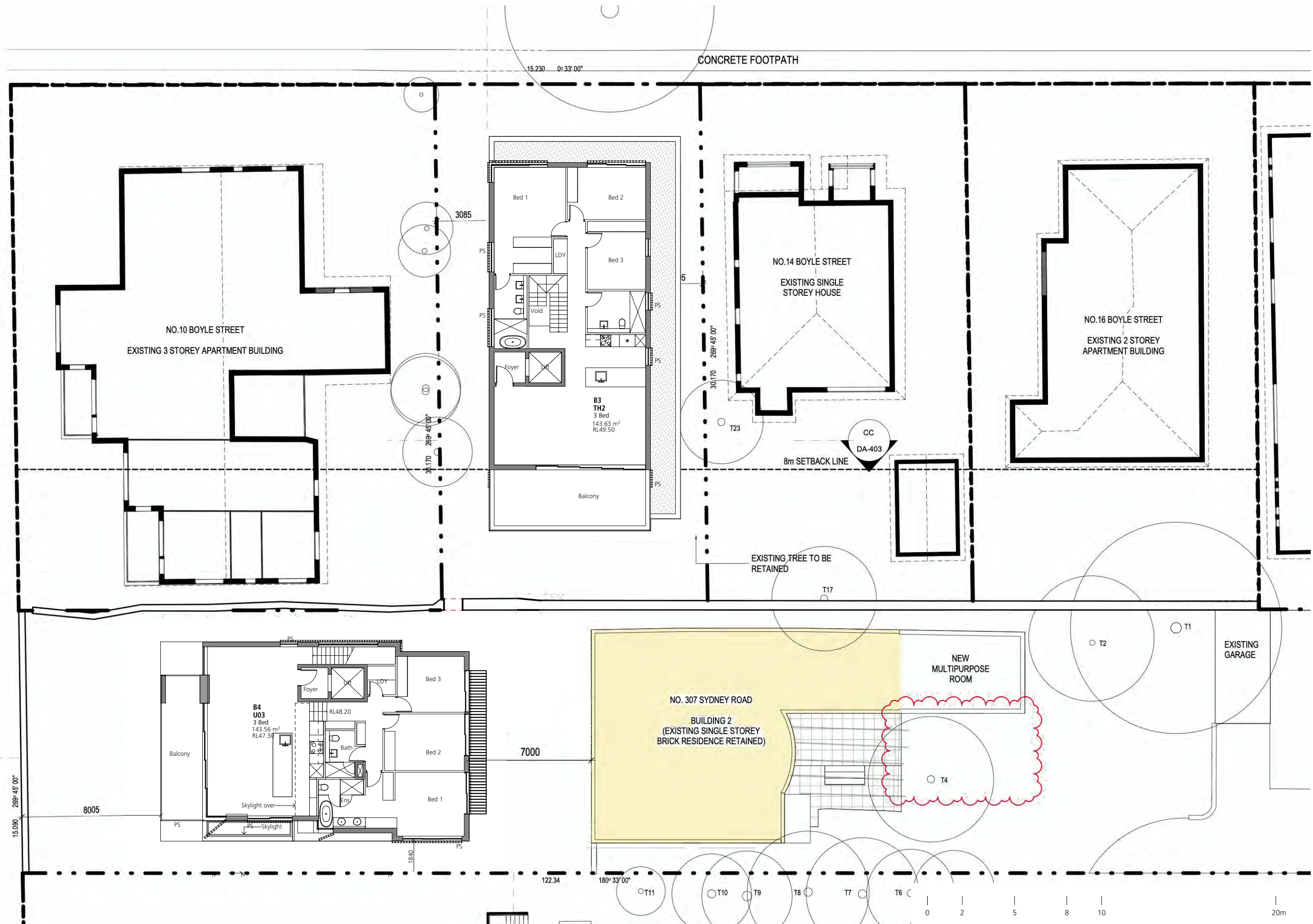
File Path -
/Volumes/Server Files/04. CAD/Current projects/1886. 12, Boyle Street & 307 Sydney Road. Balgowlah/2. Models/1886. 12 Boyle Street & 307 Sydney Road. Balgowlah 220609.pln



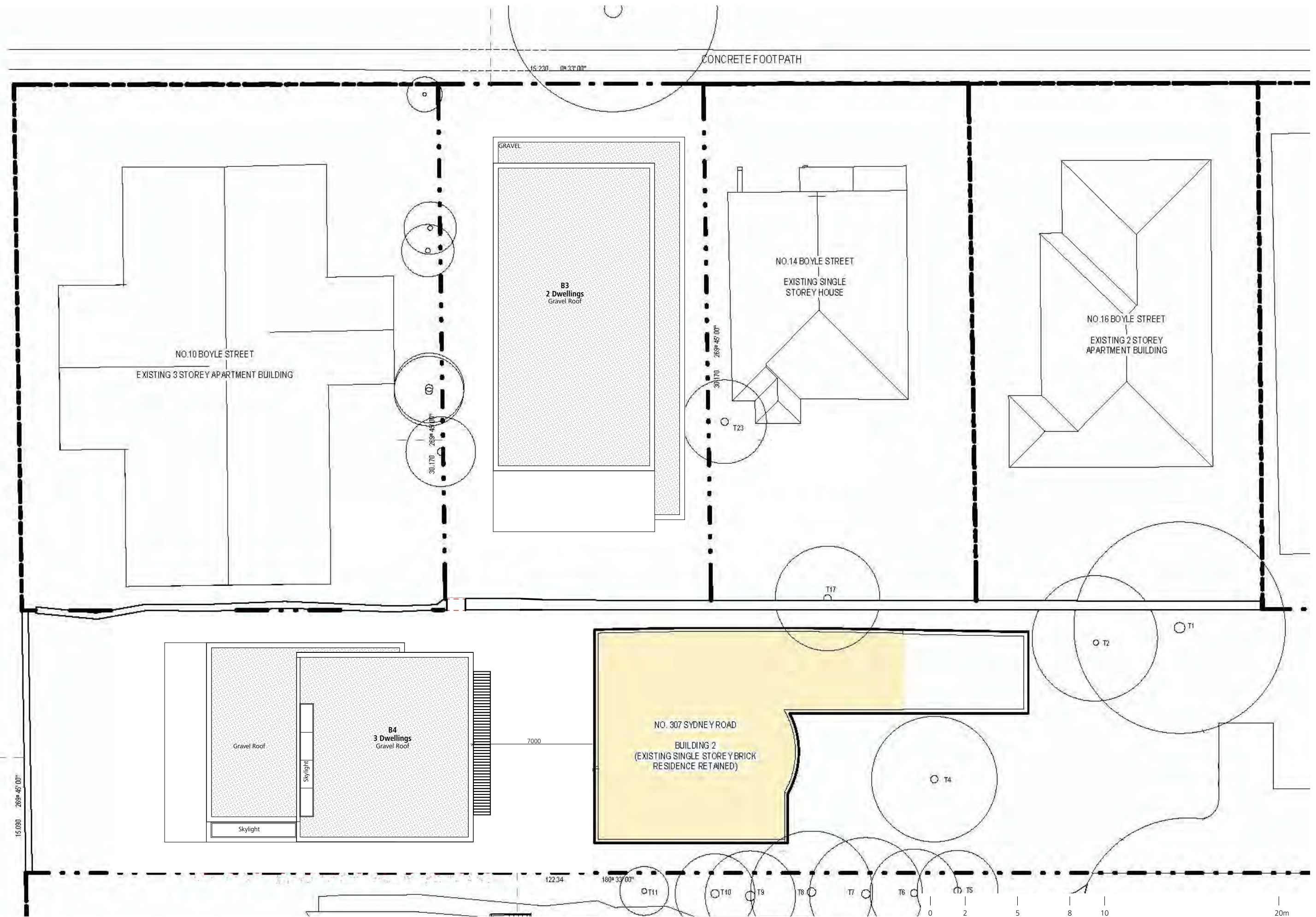
File Path -
/Volumes/Server Files/04. CAD/Current projects/1886. 12, Boyle Street & 307 Sydney Road. Balgowlah/2. Models/1886. 12 Boyle Street & 307 Sydney Road. Balgowlah 220609.pln



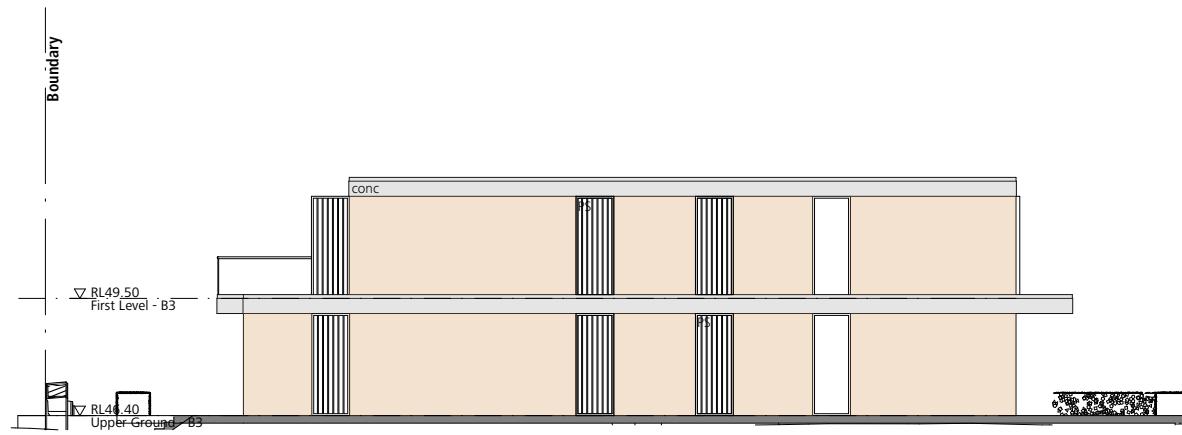
File Path - /Volumes/Server Files/04_CAD/Current projects/1886_12_Boyle Street & 307 Sydney Road_Balgowlah/2_Models/1886_12_Boyle Street & 307 Sydney Road_Balgowlah 220609.pln



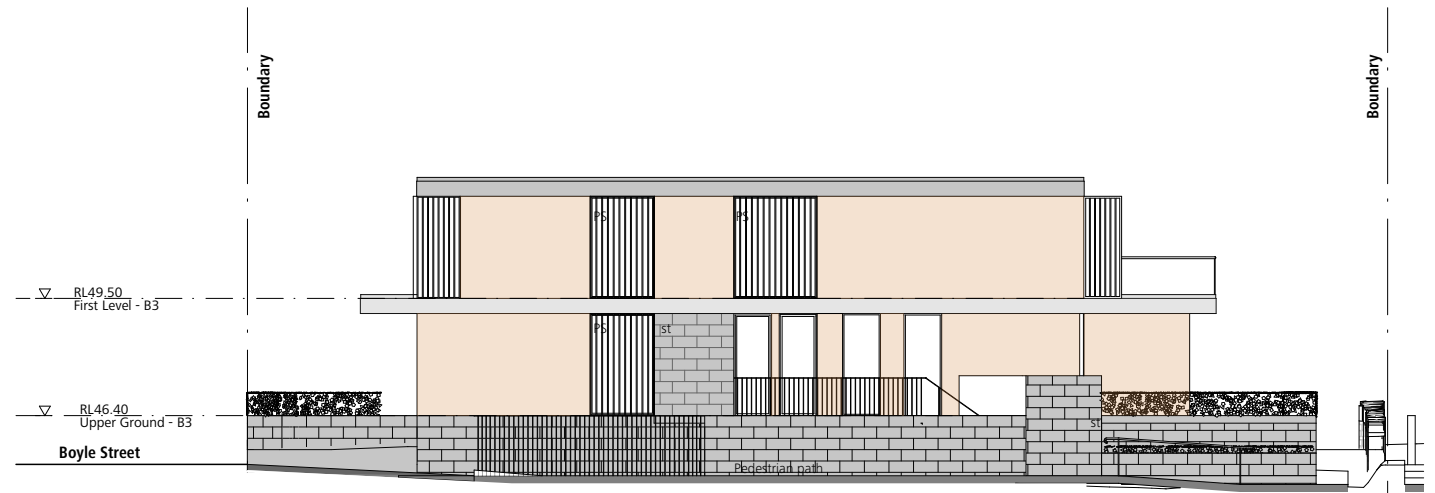
File Path - /Volumes/Server Files/04_CAD/Current projects/1886_12_Boyle Street & 307 Sydney Road. Balgowlah/2_Models/1886_12_Boyle Street & 307 Sydney Road. Balgowlah 220609.pln



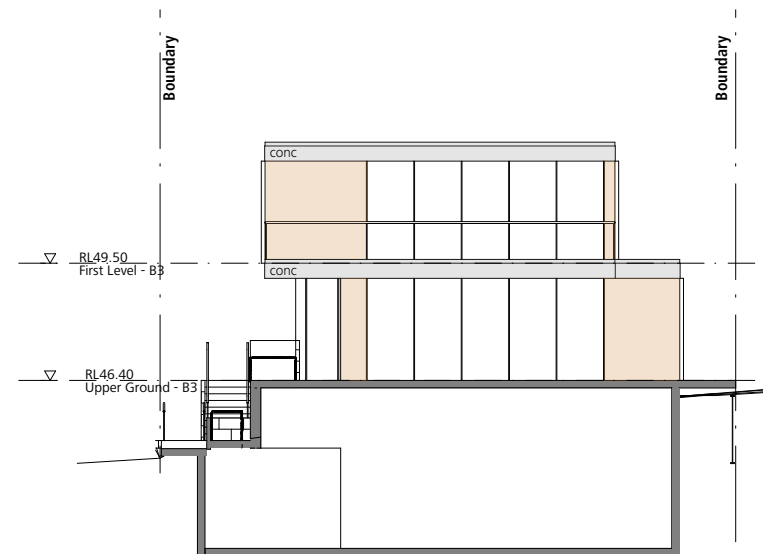
File Path -
 /Volumes/Server Files/04_CAD/Current projects/1886_12_Boyle Street & 307 Sydney Road. Balgowlah/2_Models/1886_12_Boyle Street & 307 Sydney Road. Balgowlah 220609.pln



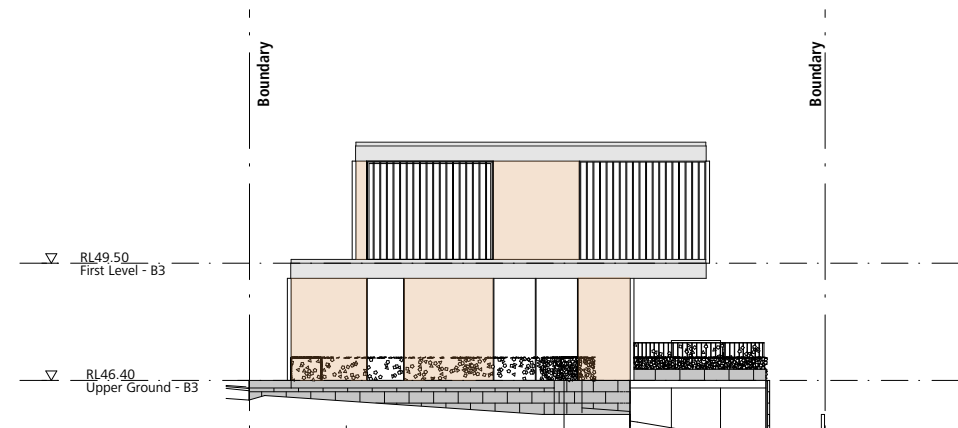
01 NORTH ELEVATION



03 SOUTH ELEVATION



02 EAST ELEVATION

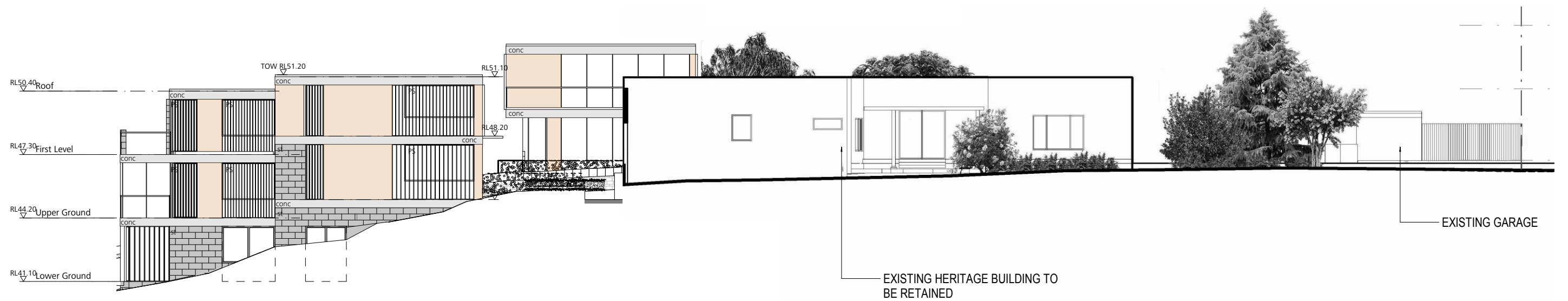


04 WEST ELEVATION

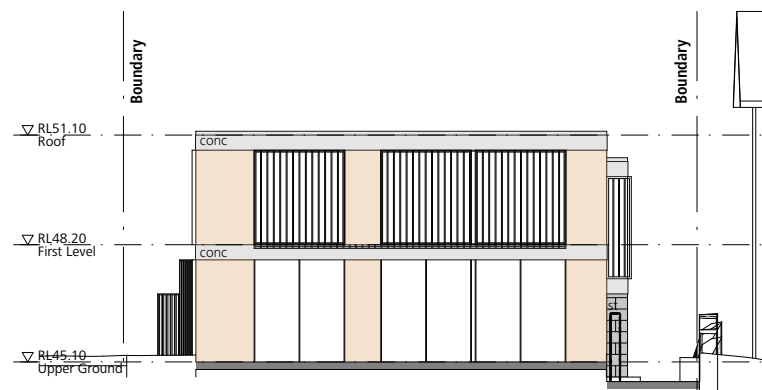
LEGEND
PS Privacy screen
st Stone

0 2 5 8 10 20m

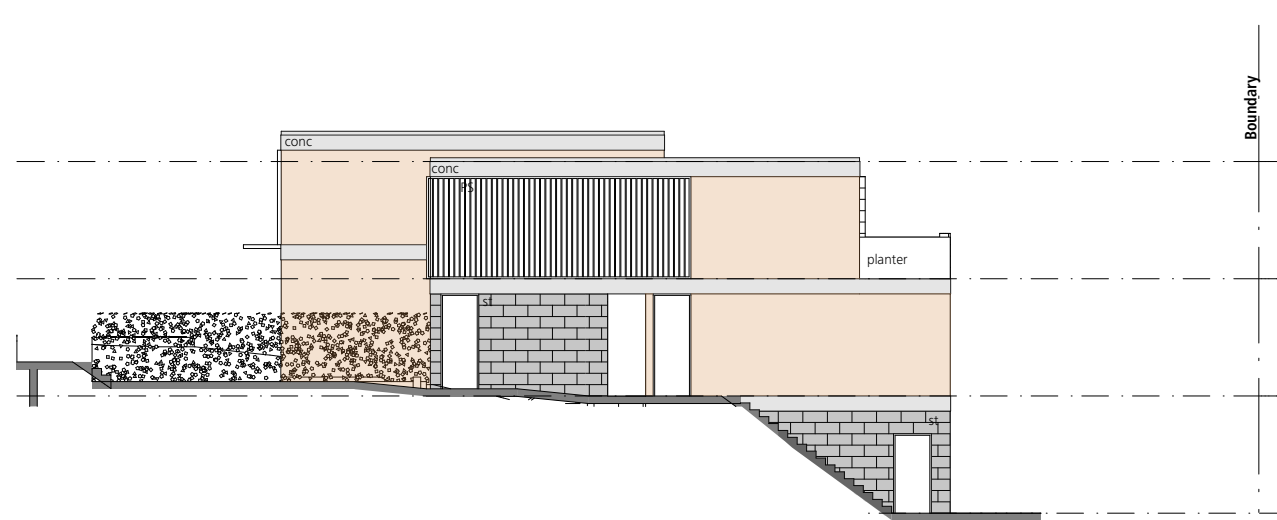
File Path -
/Volumes/Server Files/04. CAD/Current projects/1886. 12, Boyle Street & 307 Sydney Road. Balgowlah/2. Models/1886. 12 Boyle Street & 307 Sydney Road. Balgowlah 220609.pln



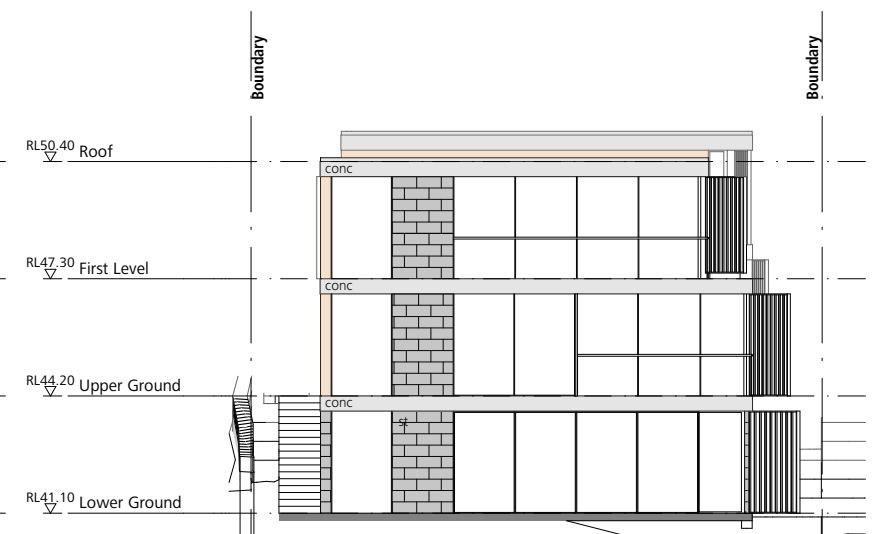
01
- EAST ELEVATION



02
- NORTH ELEVATION



03
- WEST ELEVATION

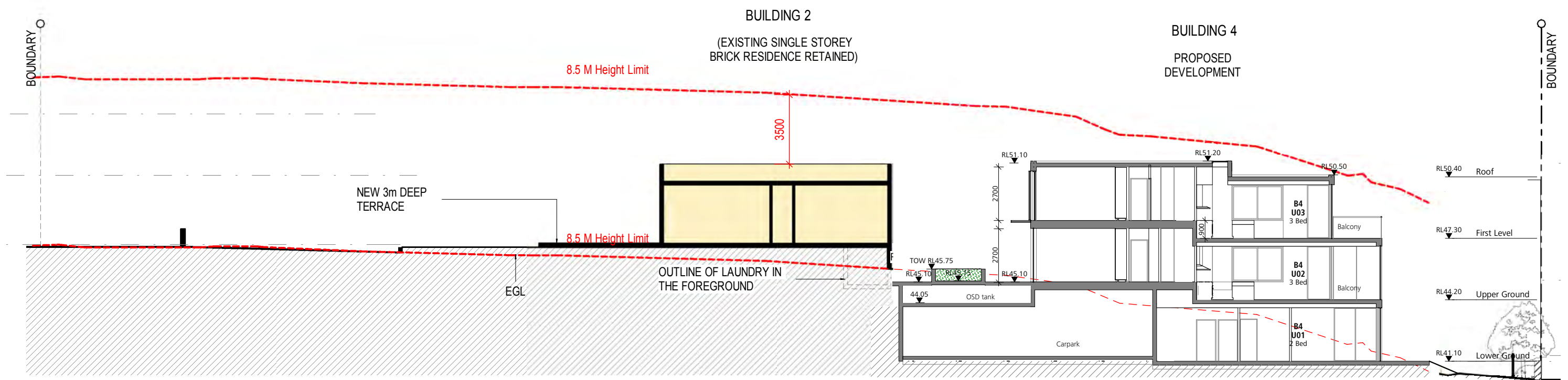


04
- SOUTH ELEVATION

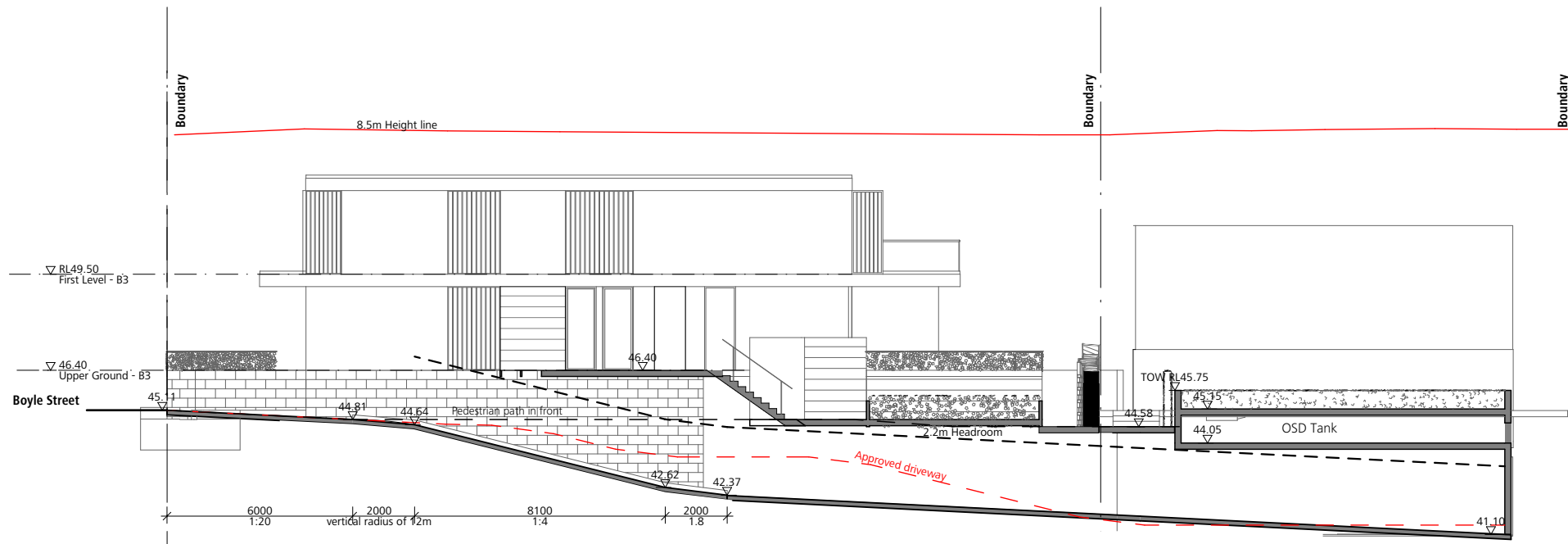
LEGEND
PS Privacy screen
st Stone

0 2 5 8 10 20m

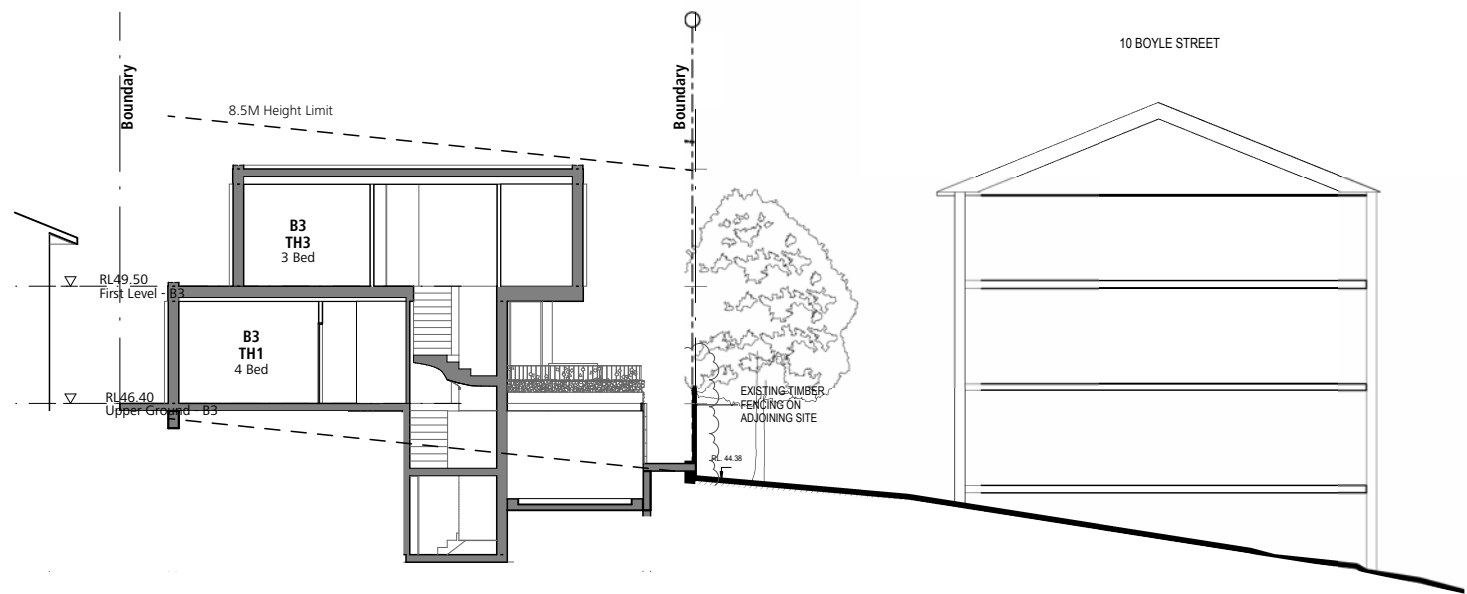
File Path -
/Volumes/Server Files/04. CAD/Current projects/1886. 12, Boyle Street & 307 Sydney Road. Balgowlah/2. Models/1886. 12 Boyle Street & 307 Sydney Road. Balgowlah 220609.pln



File Path -
/Volumes/Server Files/04. CAD/Current projects/1886. 12, Boyle Street & 307 Sydney Road. Balgowlah/2. Models/1886. 12 Boyle Street & 307 Sydney Road. Balgowlah 220609.pln



File Path -
 /Volumes/Server Files/04. CAD/Current projects/1886. 12, Boyle Street & 307 Sydney Road. Balgowlah/2. Models/1886. 12 Boyle Street & 307 Sydney Road. Balgowlah 220609.pln



File Path -
/Volumes/Server Files/04. CAD/Current projects/1886. 12, Boyle Street & 307 Sydney Road. Balgowlah/2. Models/1886. 12 Boyle Street & 307 Sydney Road. Balgowlah 220609.pln



Architectural Projects
tel +61 (0)2 8303 1700
www.architecturalprojects.net.au
Gary O'Reilly | nominated architect no. 4796

project
12 Boyle Street & 307 Sydney Road. Balgowlah

drawing
Section C-C

1:200

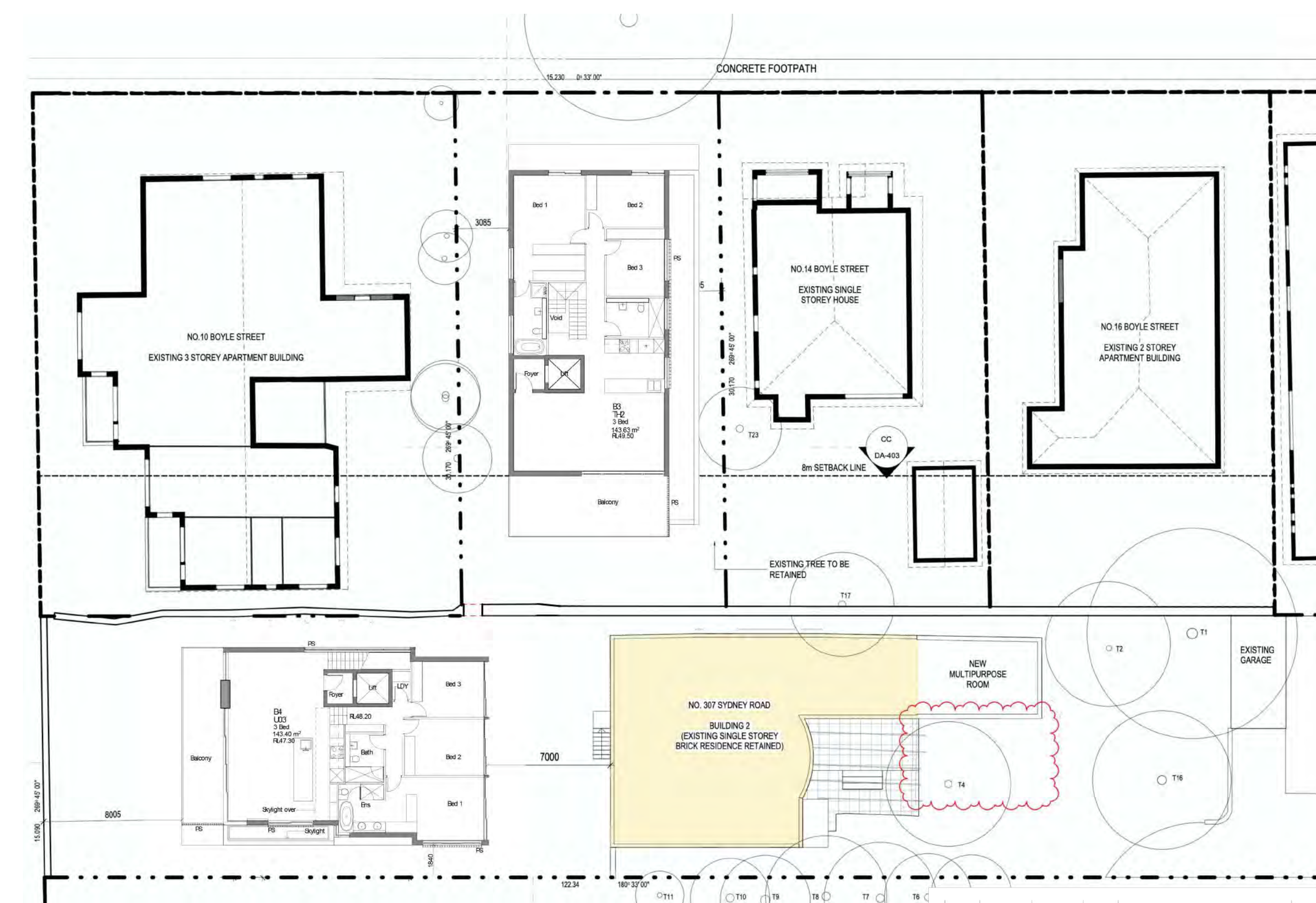
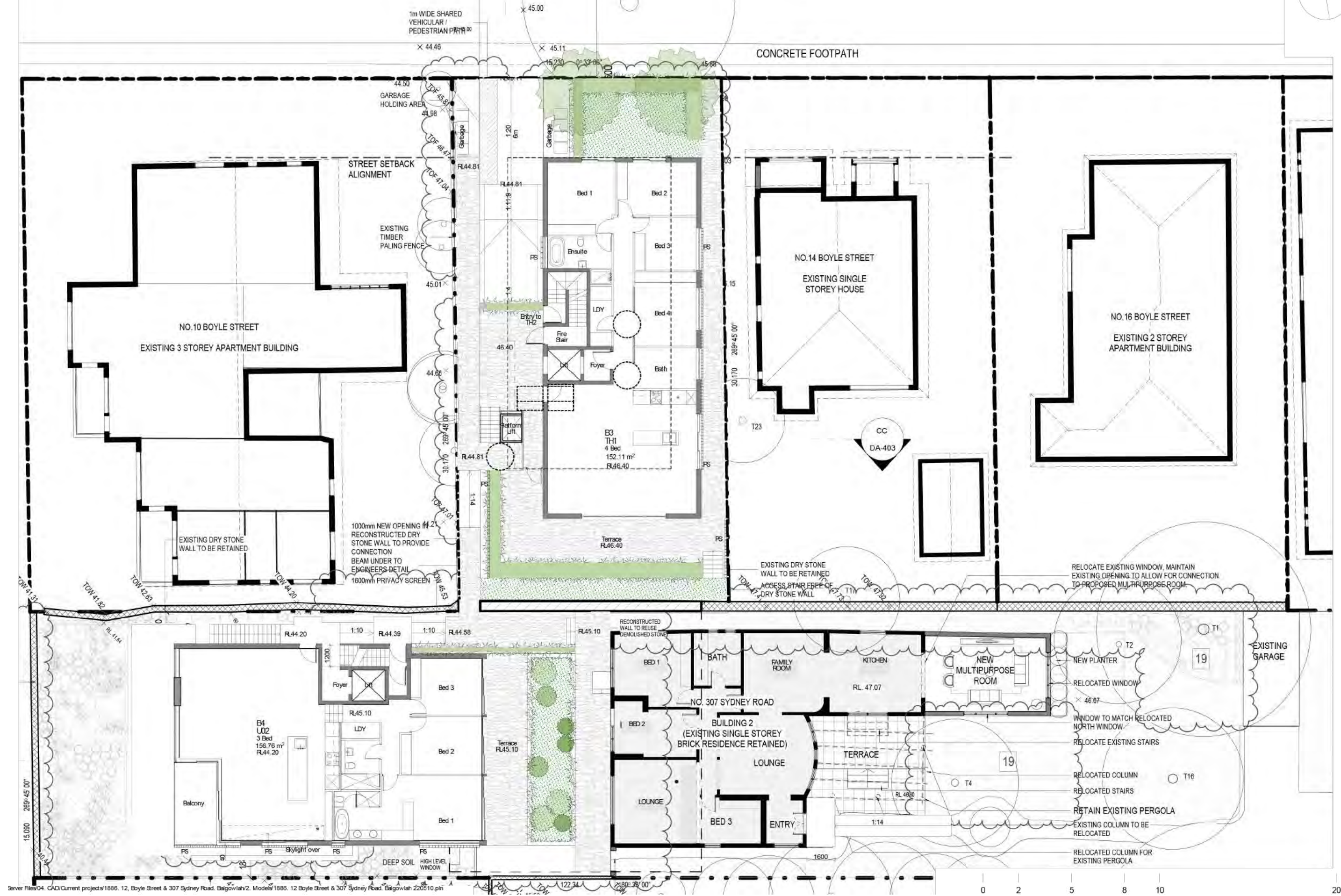
PRELIMINARY PRE DA

plot date
22/6/22

1886

drawing no.
DA-403

revision
P8



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 barbeque 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 ²
Total Open Space (Manly DCP 2013)	947 m ² (approx 54% of site area)
Total Open Space (Previously Approved) (Manly DCP 2013)	792 m ² (45% of site area)
Total Open Space (Proposed)	898 m ² (51% of site area)

Proposed Total Open Space Area

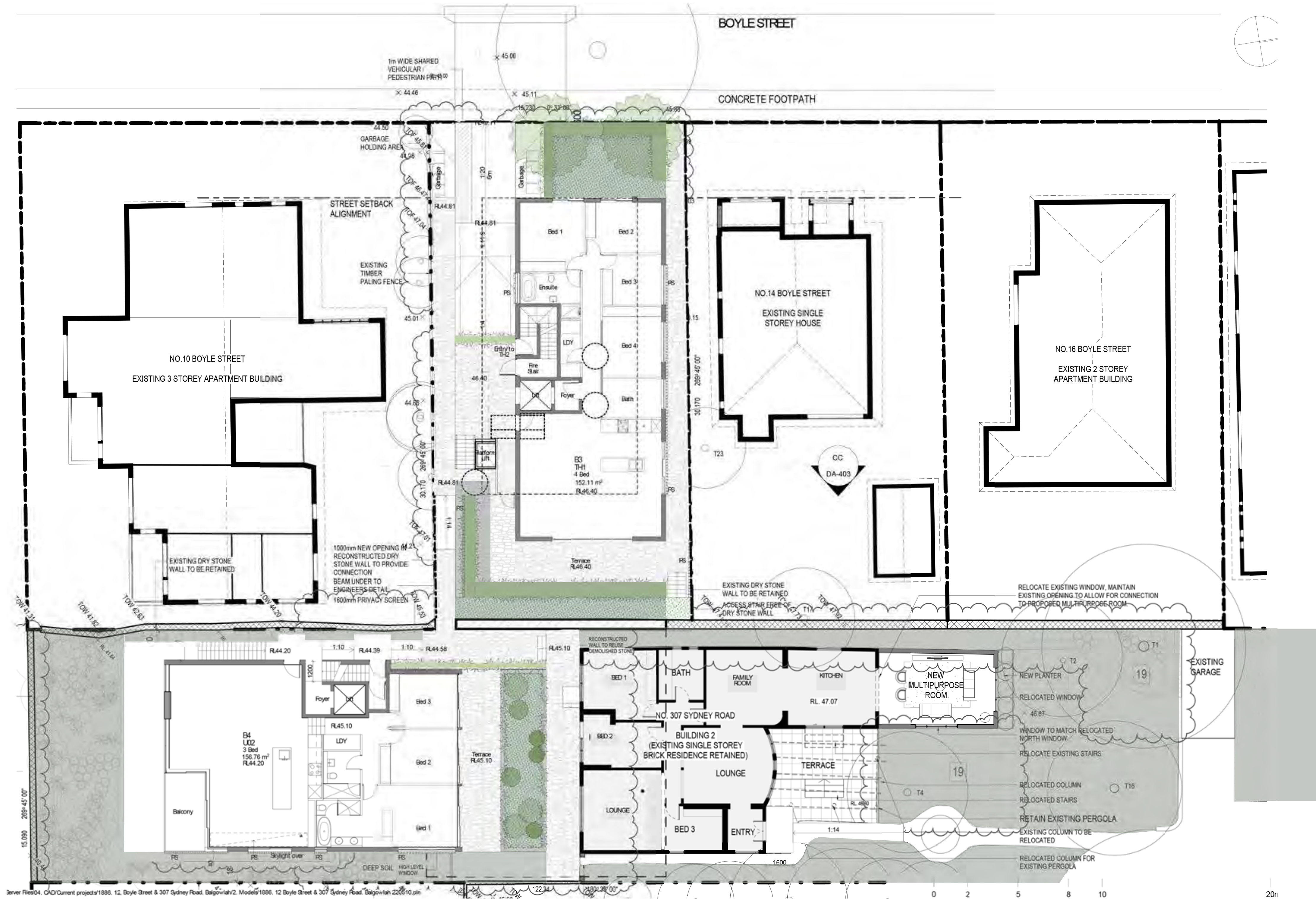
Level	Open Space Area
Ground	826.09 m ²
Total	826.09 m²

Proposed Total Open Space Area Above Ground

Level	Open Space Area
Ground	11.23 m ²
Level 1	59.80 m ²
Total	71.03 m²

LEGEND

- TOTAL OPEN SPACE
- OPEN SPACE ABOVE GROUND

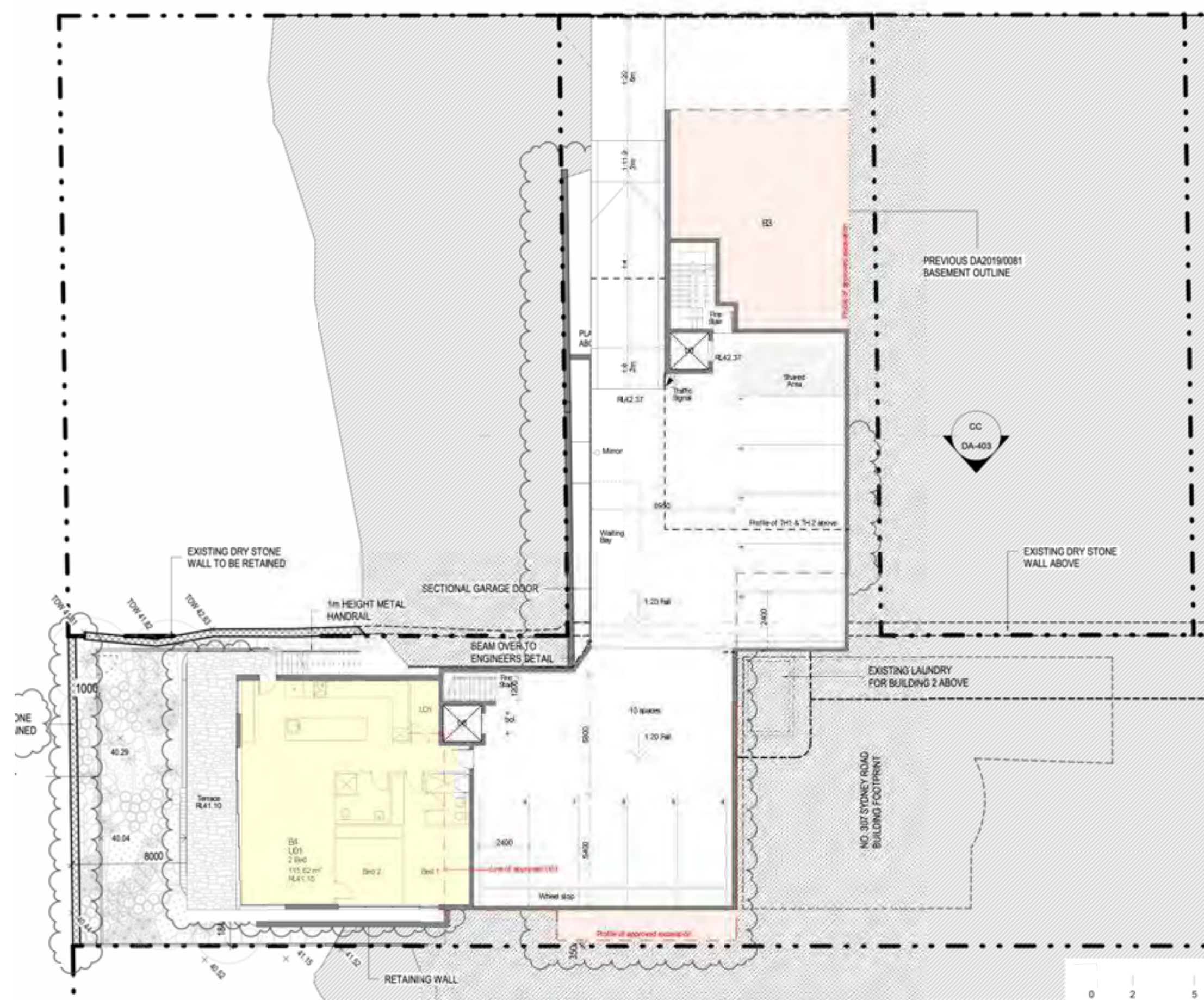


LANDSCAPE AREA CALCULATIONS

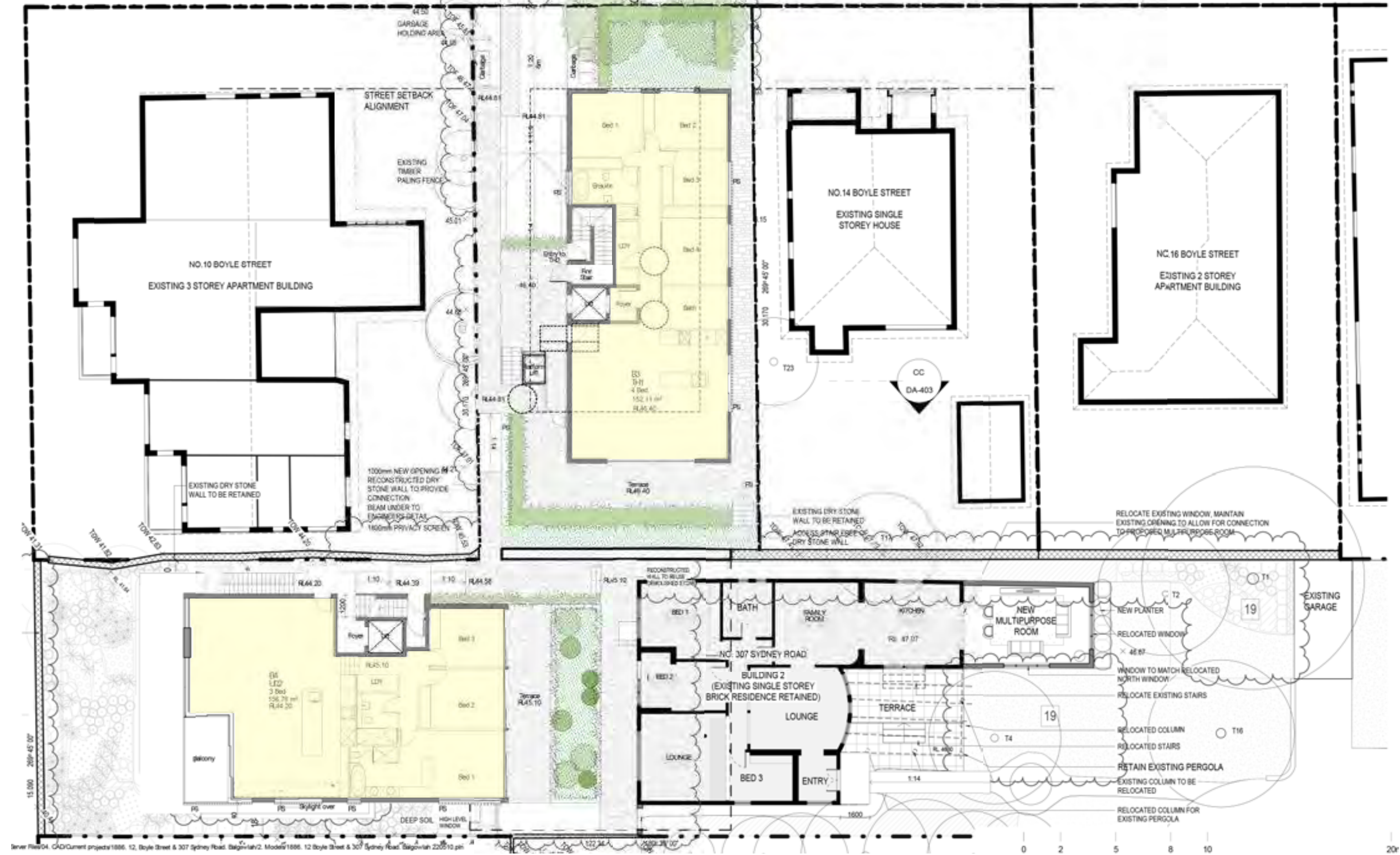
		SITE AREA	1755.9 m ²
Ground Floor Plan	510.74 m ²	Required Total Open Space (Manly DCP 2013)	965.75 m ² (55% of site area)
		Required Landscape Area (Manly DCP 2013)	338 m ² (35% of Total Open Space)
Proposed Landscape area	510.74 m ²	Proposed Landscape area	510.74 m ² (52.9% of Required Total Open Space)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

MANLY LEP 2013 : Dictionary

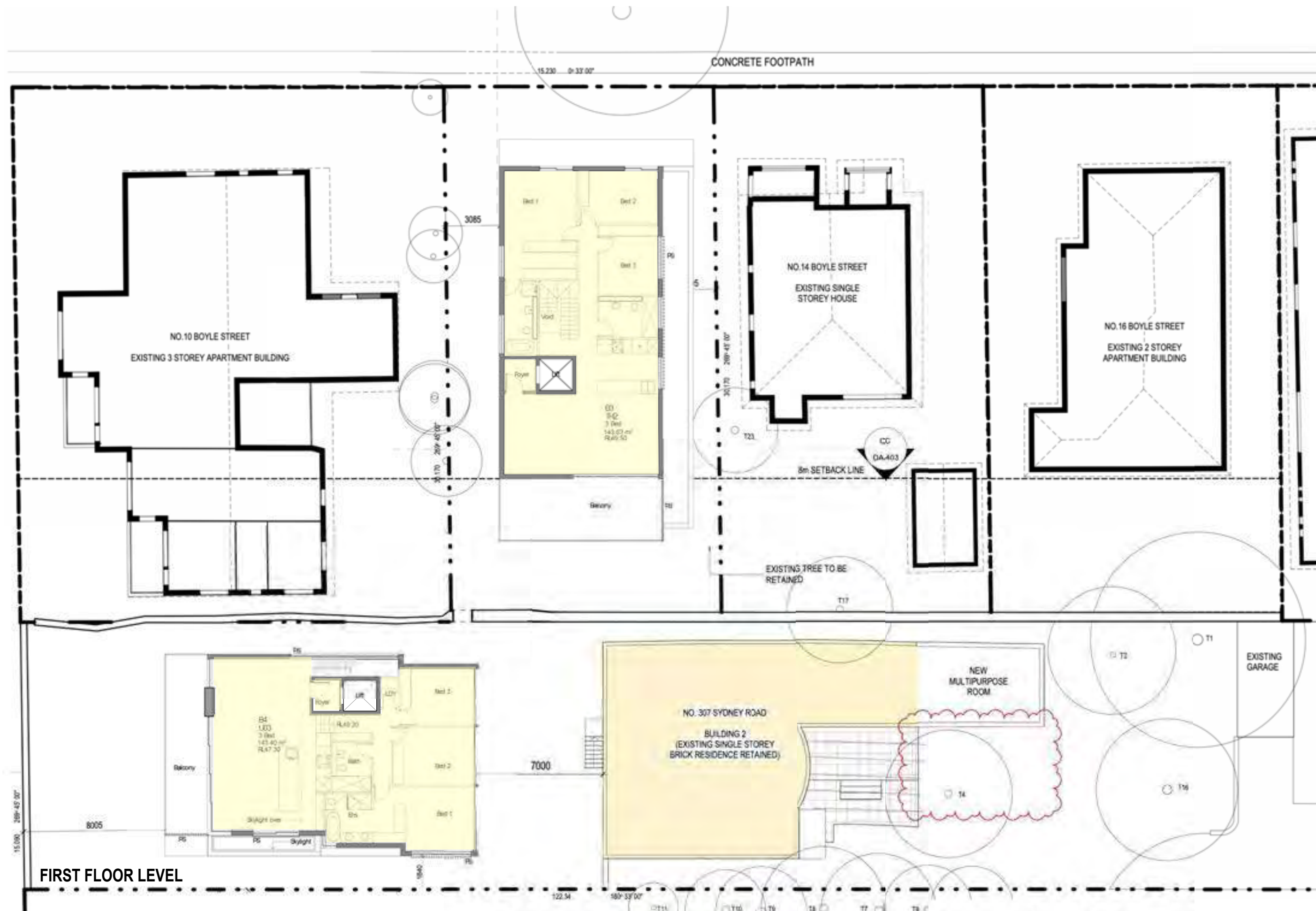
landscaped area means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.



LOWER GROUND LEVEL



UPPER GROUND LEVEL



FIRST FLOOR LEVEL

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

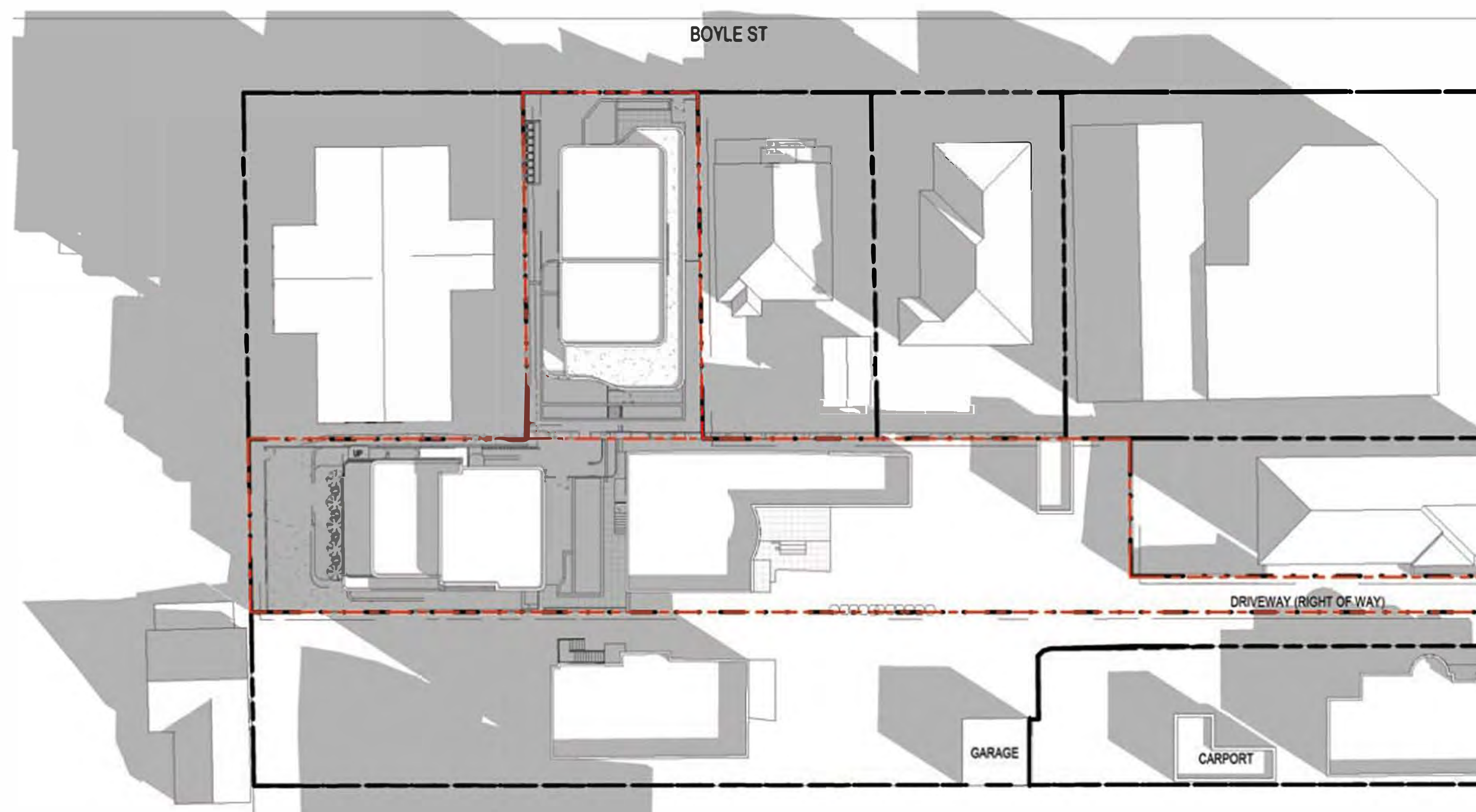
SITE AREA 1755.9 m²

PROPOSED FSR 0.51:1

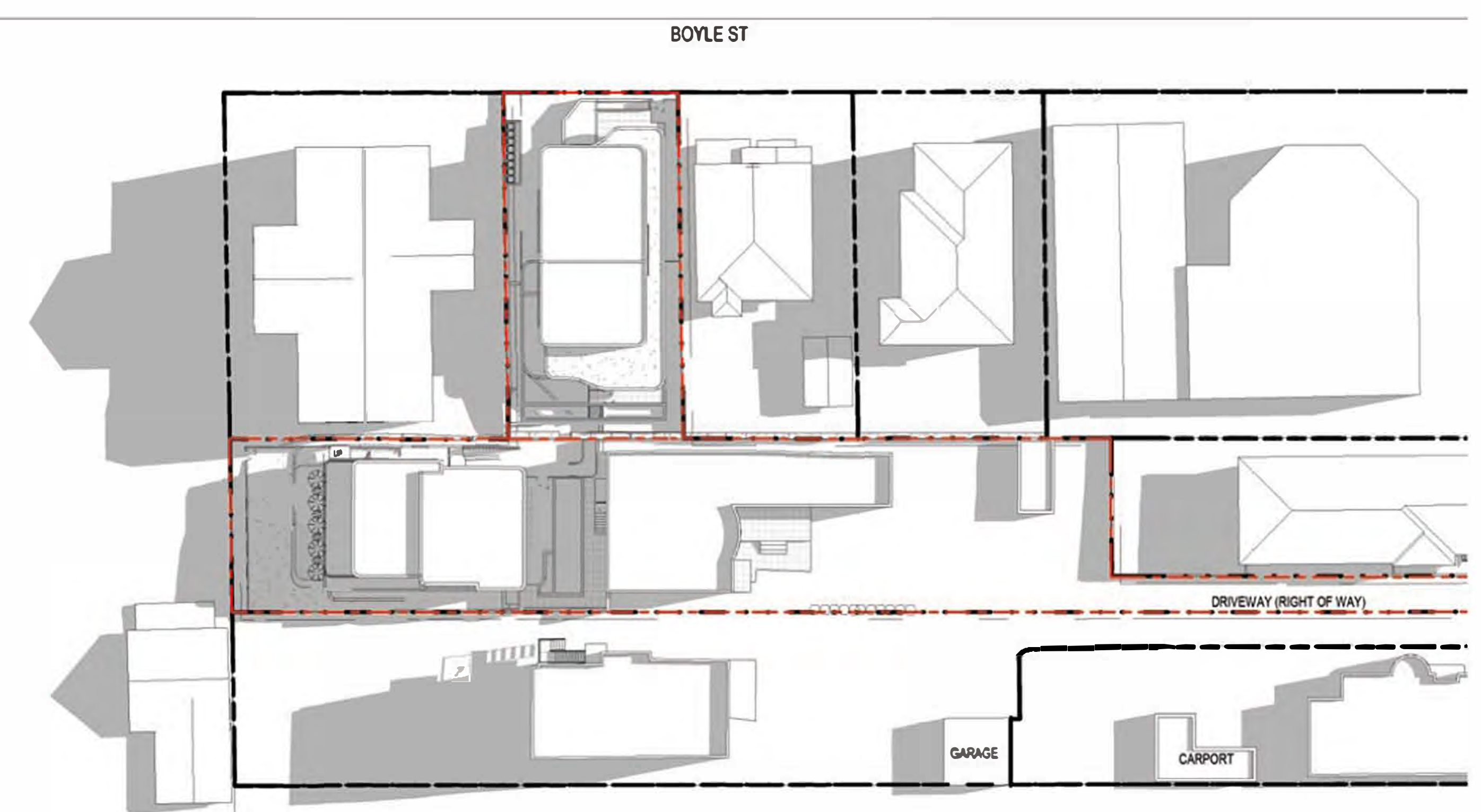
MAX FSR 0.6:1

COMPLIES WITH MLEP 2013

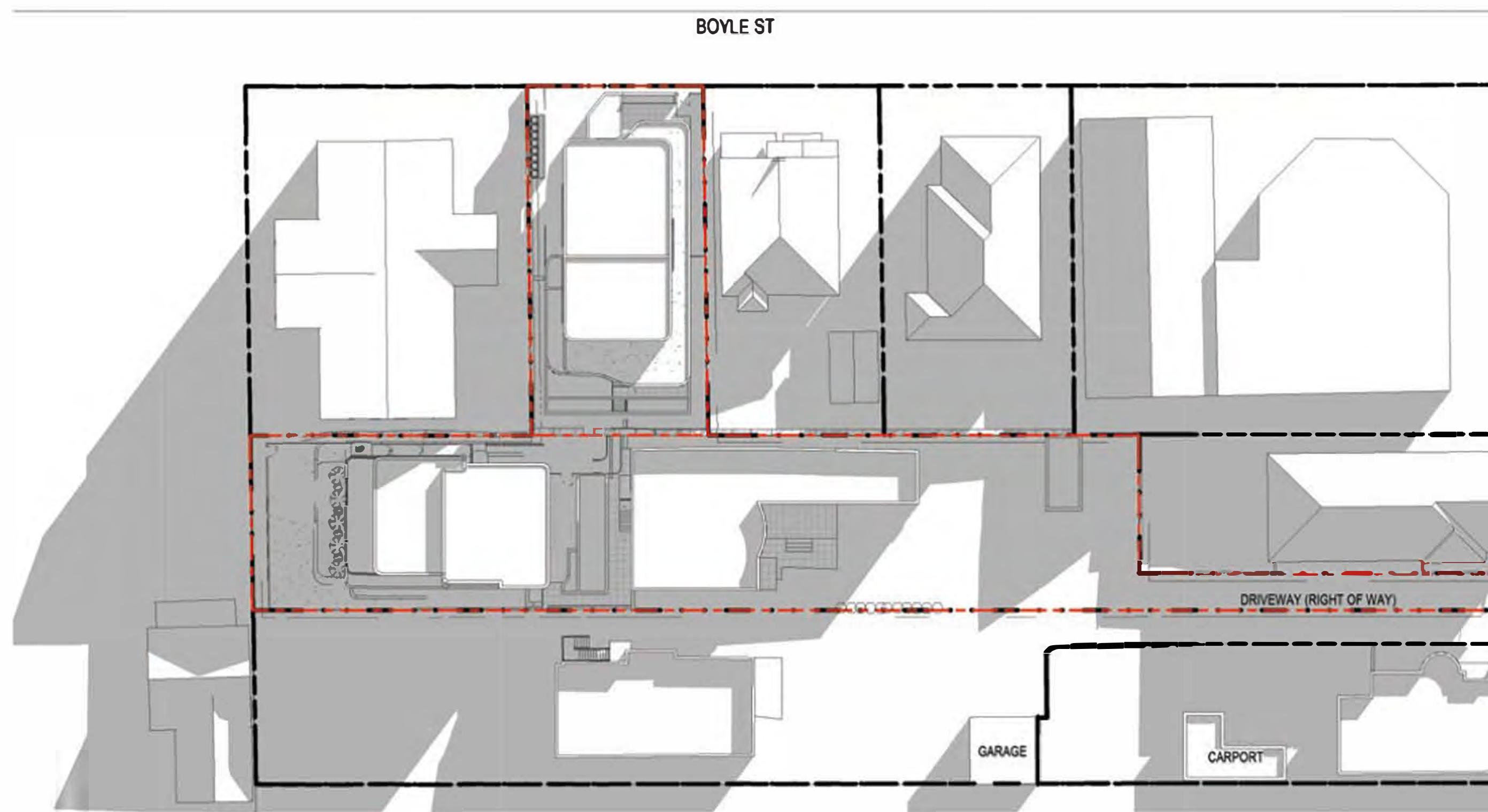
Previously Approved	
163.6	
134.2	
136.4	
157.8	
103.8	
155	
30.3	



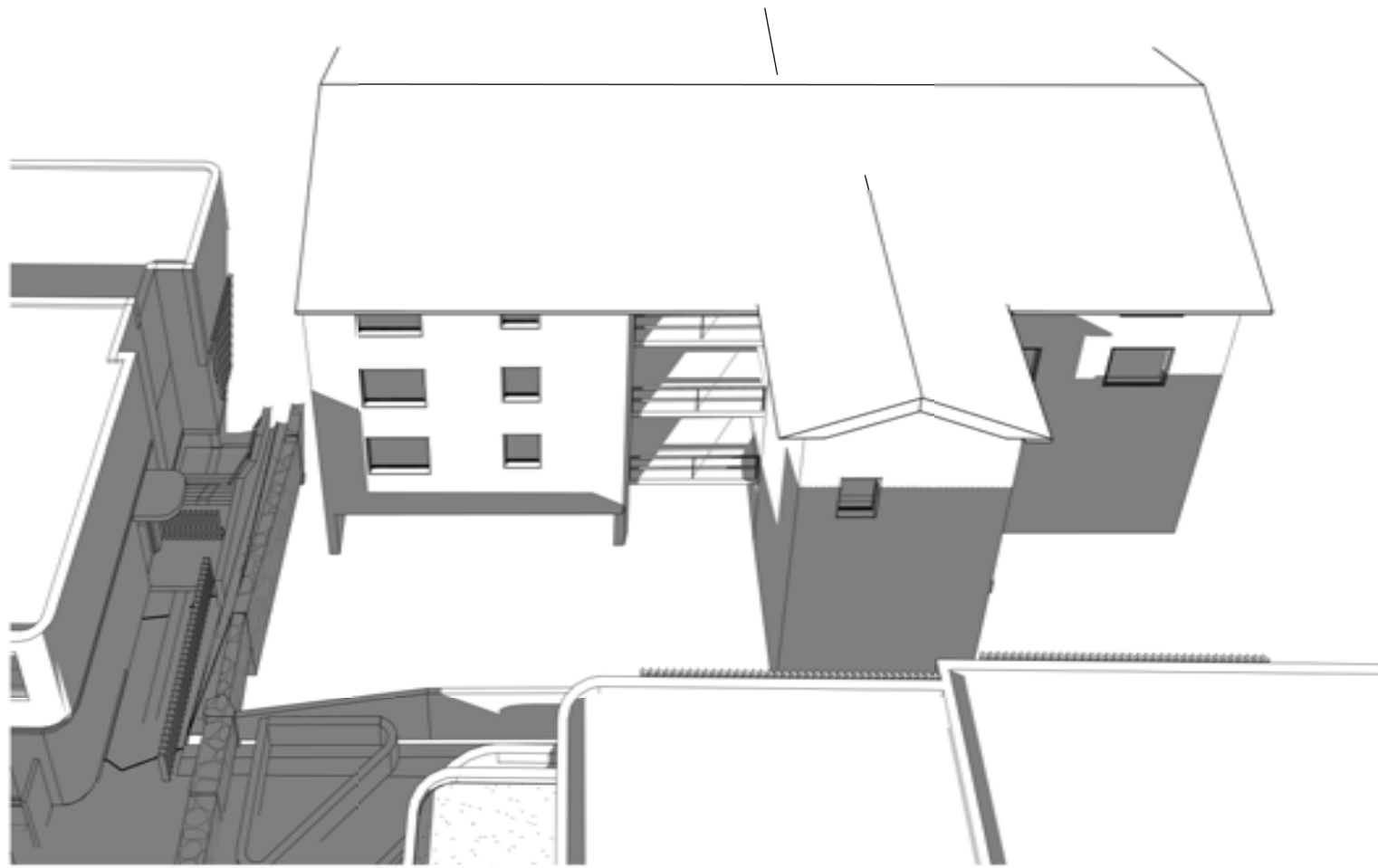
Proposed Shadows 21st June, 9am



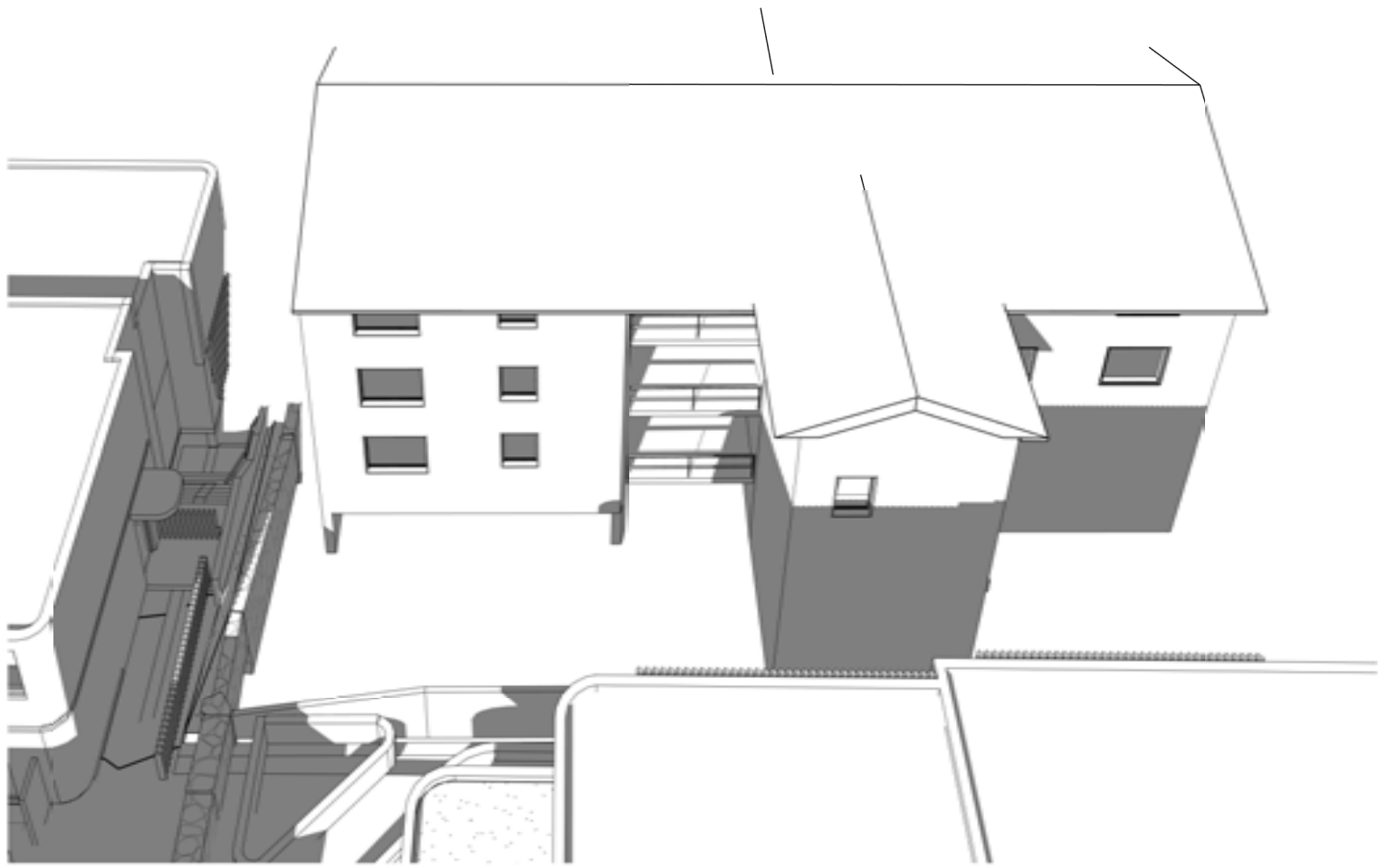
Proposed Shadows 21st June, 12pm



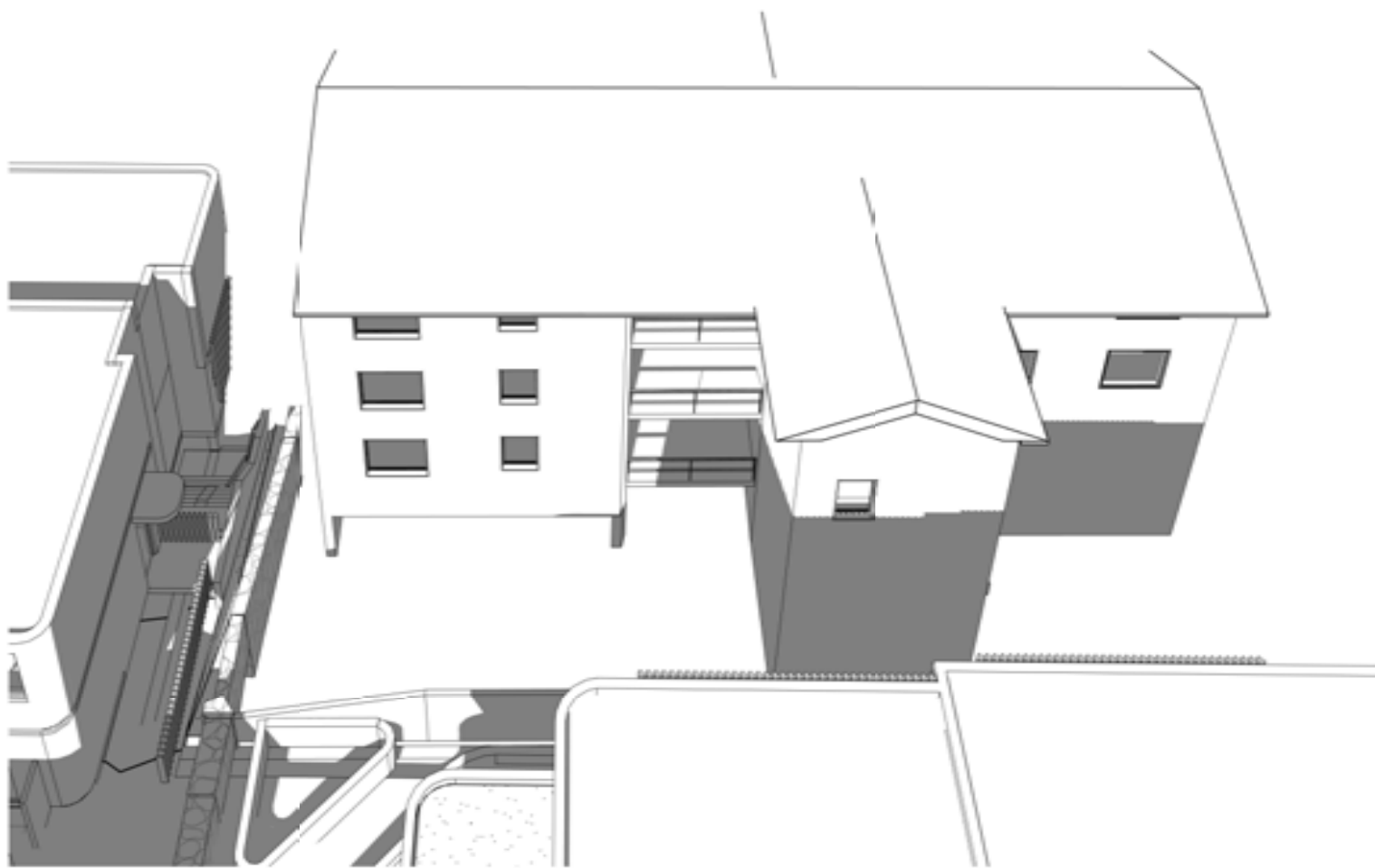
Proposed Shadows 21st June, 3pm



21st JUNE - 9AM



21st JUNE - 10AM



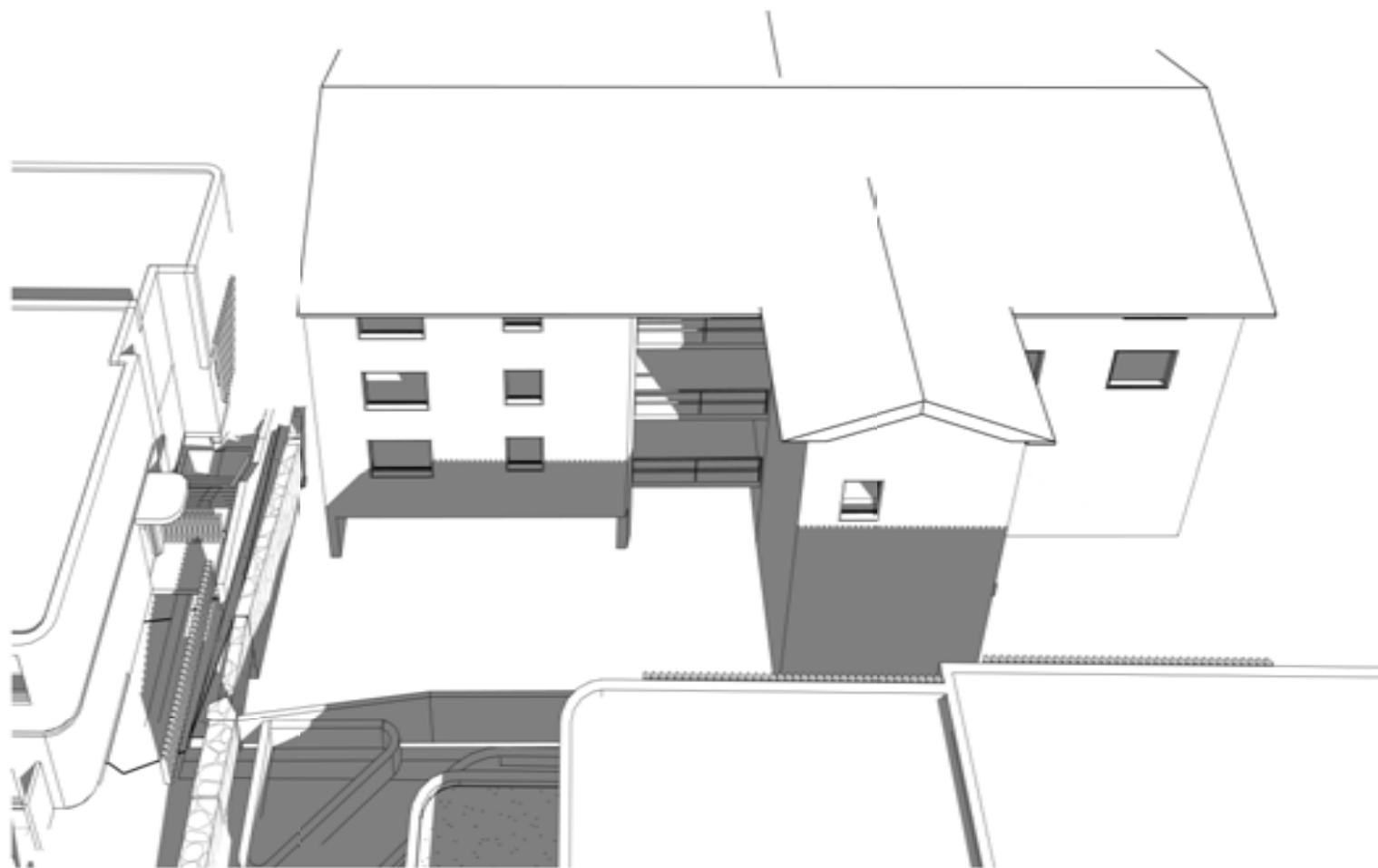
21st JUNE - 10:30AM



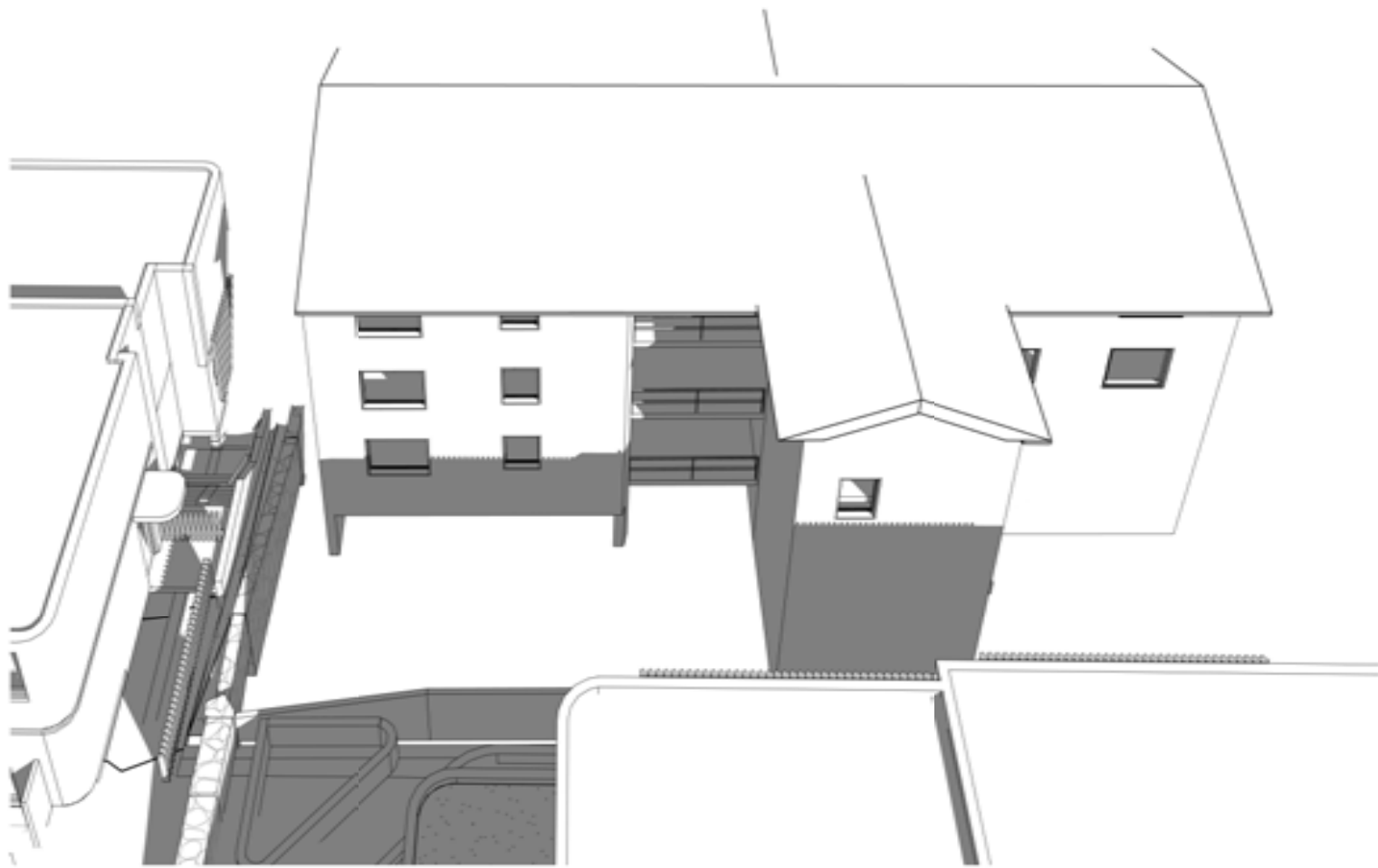
21st JUNE - 11AM



21st JUNE - 12PM



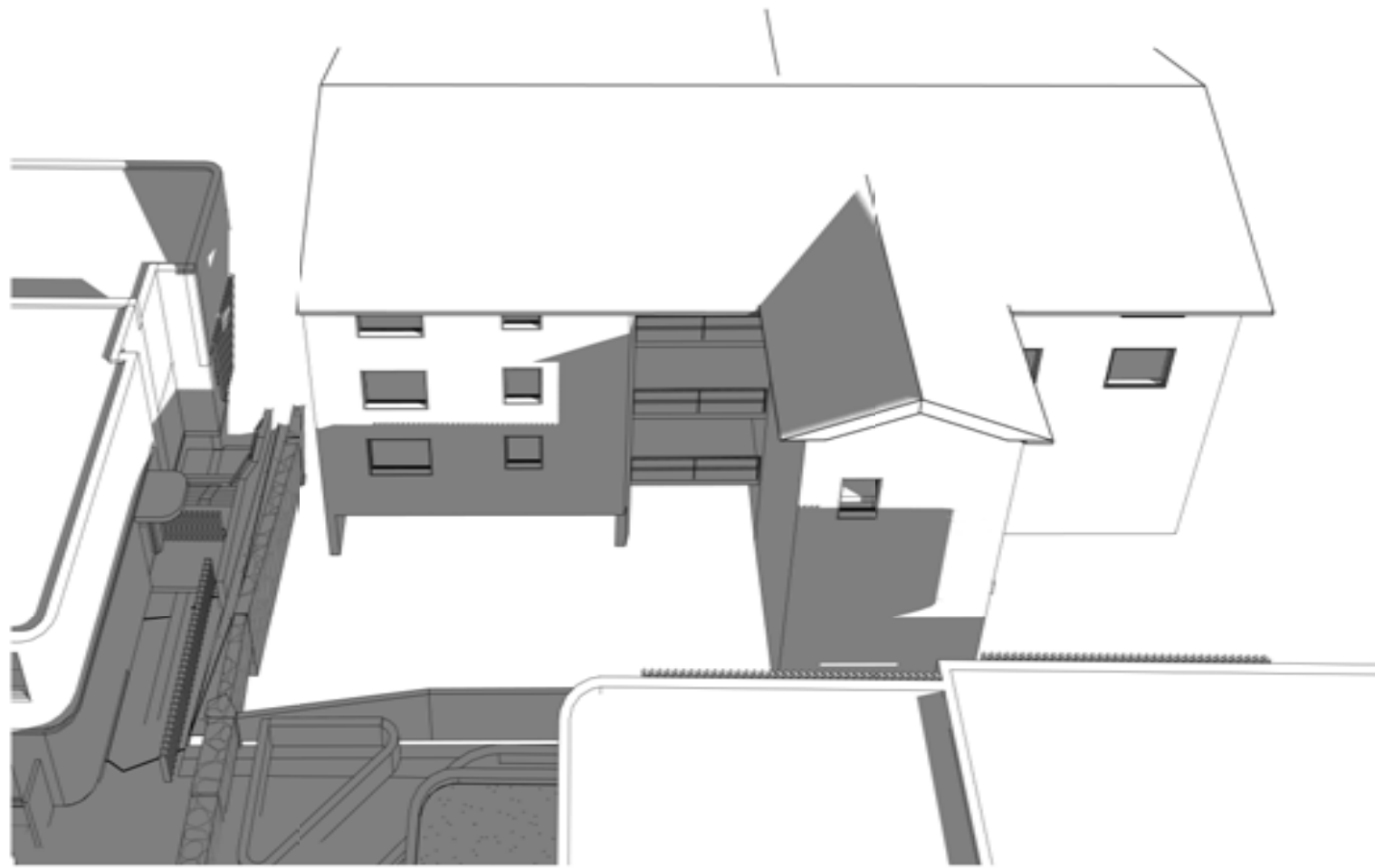
21st JUNE - 1PM



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.

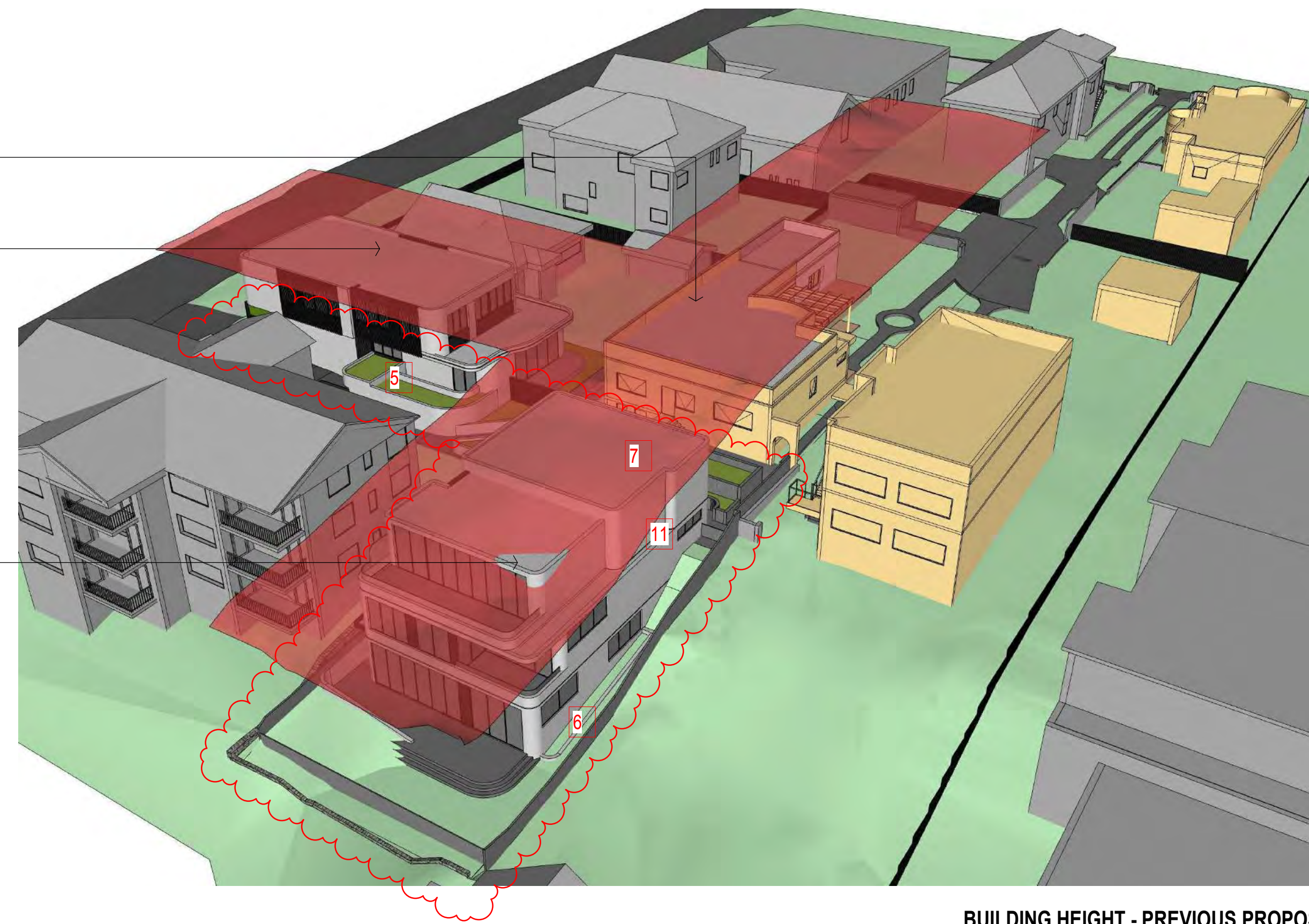
Ground floor unit of 10 Boyle St will receive min 3 hours solar access on 21 JUNE from 9am to 3pm.



Existing heritage building to be retained

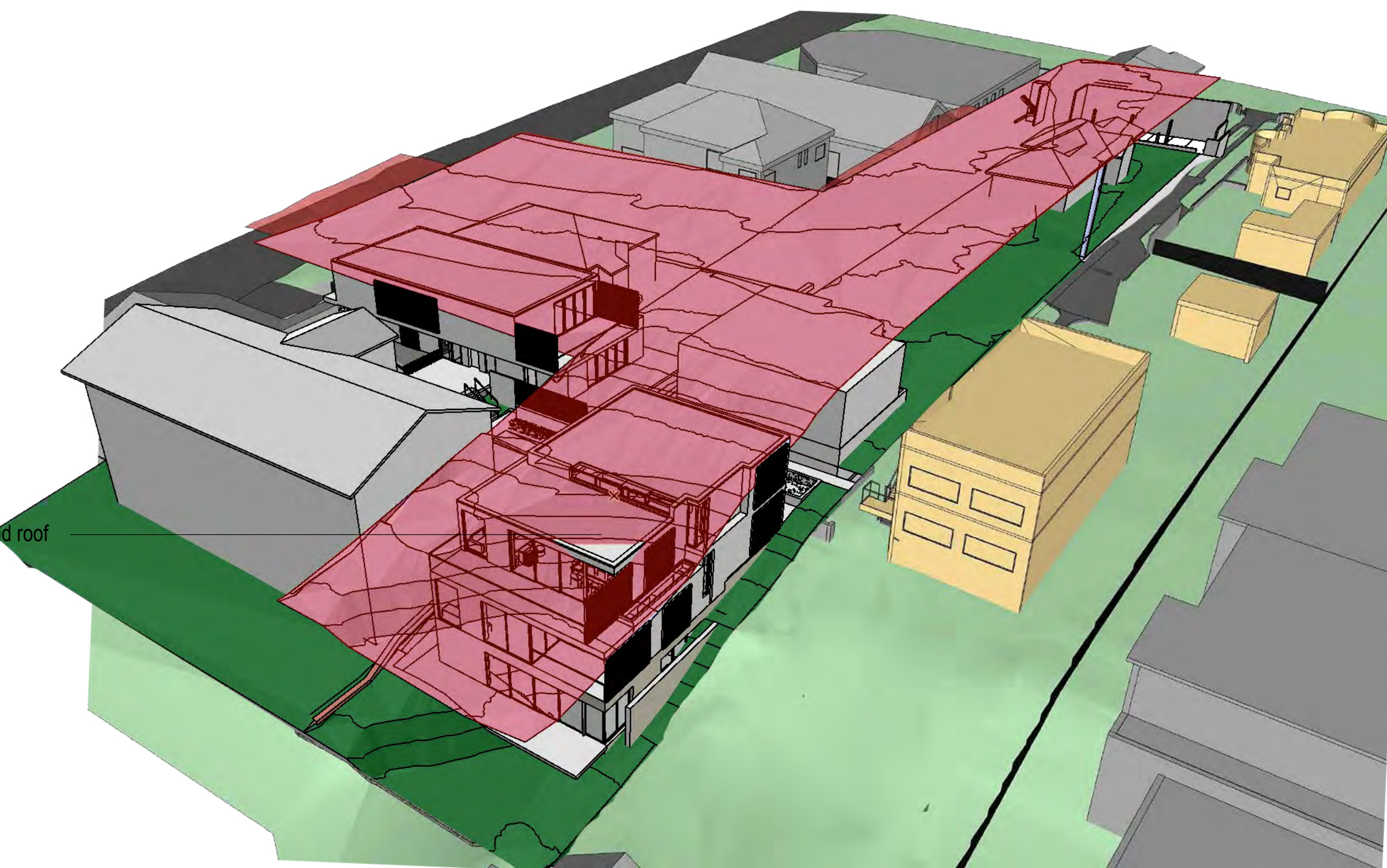
Amended building 3 sits below 8.5 M height control

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 4.7m² which only represents 2.5% of the the total roof area.



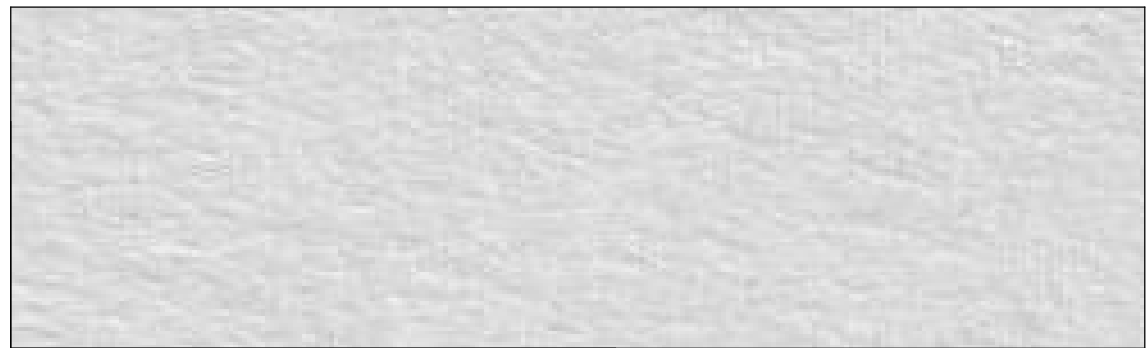
BUILDING HEIGHT - PREVIOUS PROPOSAL

Northern Skylight protrudes beyond roof



BUILDING HEIGHT - PROPOSAL

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



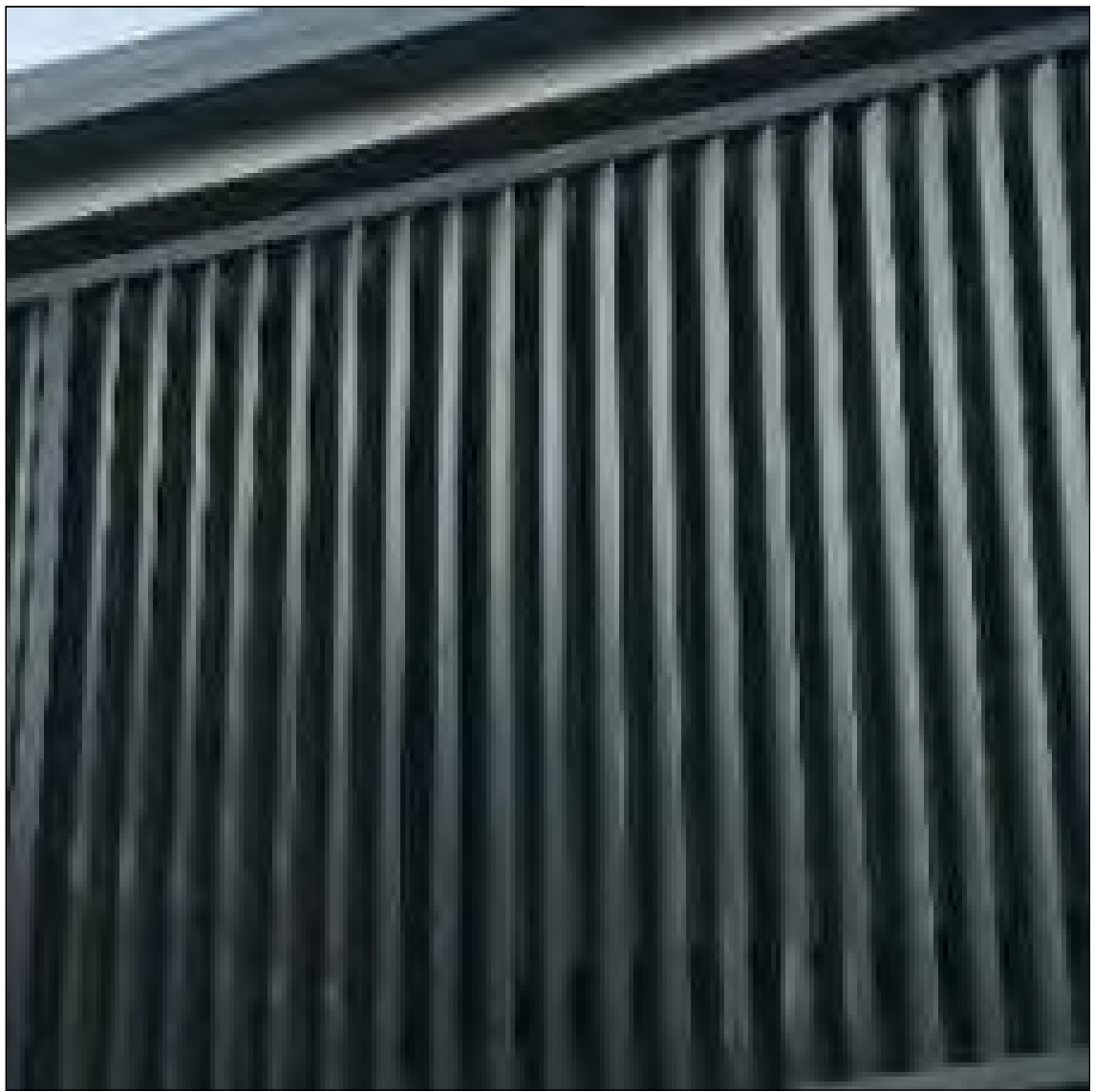
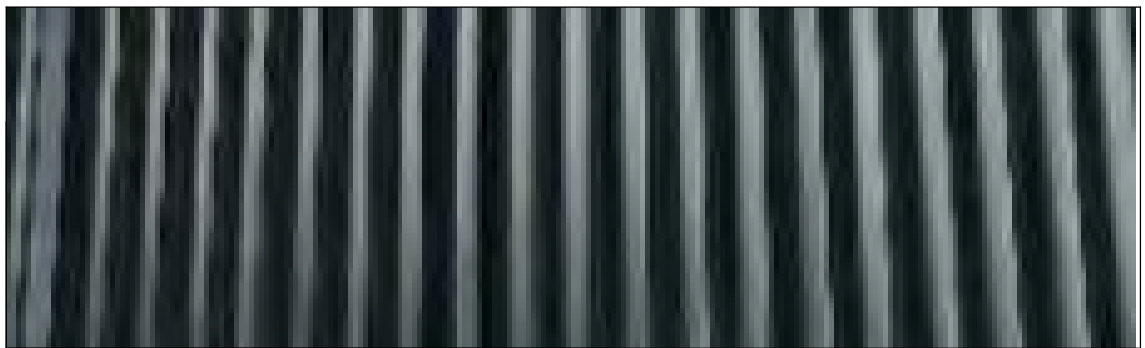
P1 - RENDER AND PAINT FINISH - WHITE



P2 - RENDER AND PAINT FINISH
BRONZE GLAZING



S - EXISTING STONE WALL



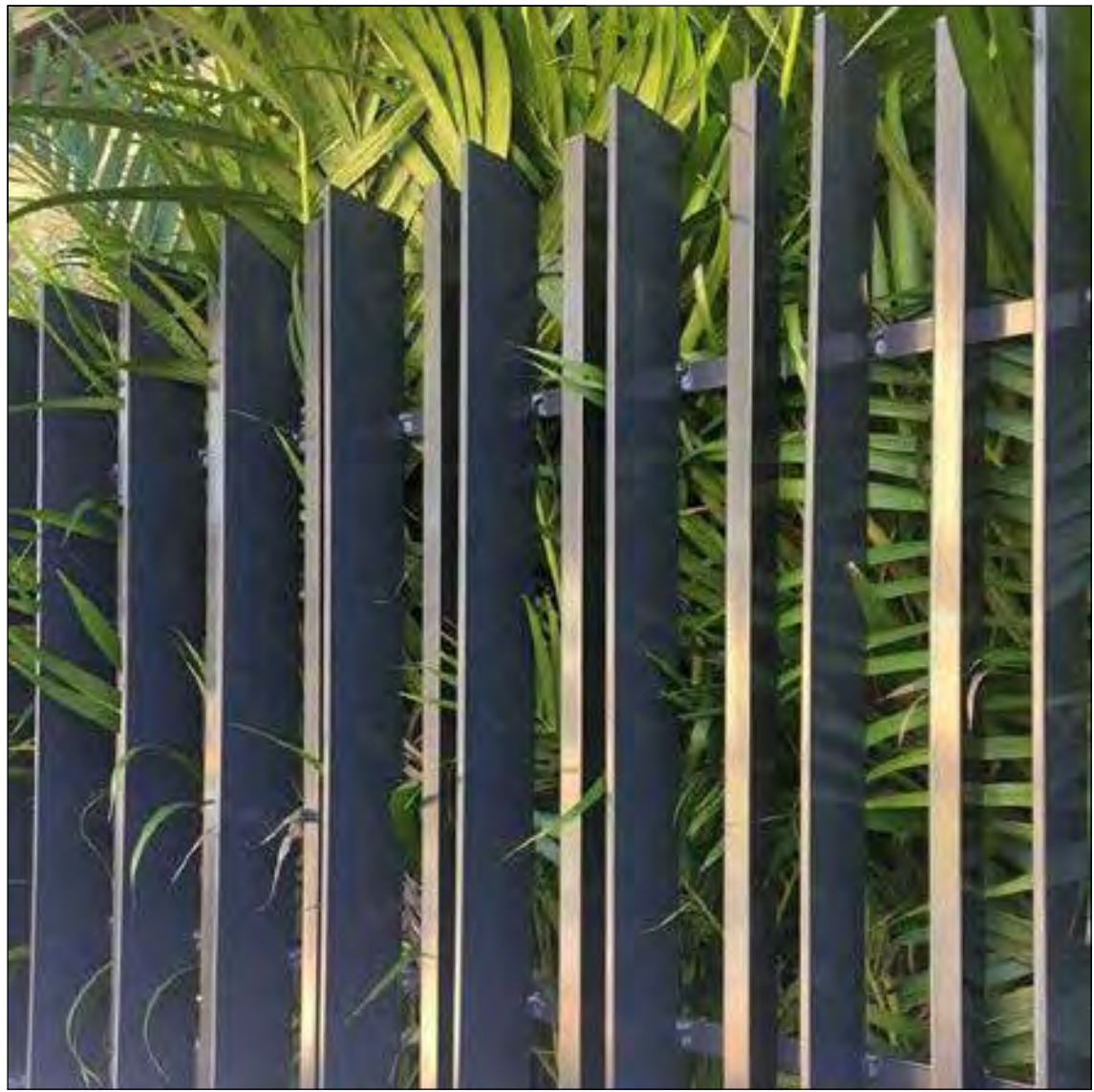
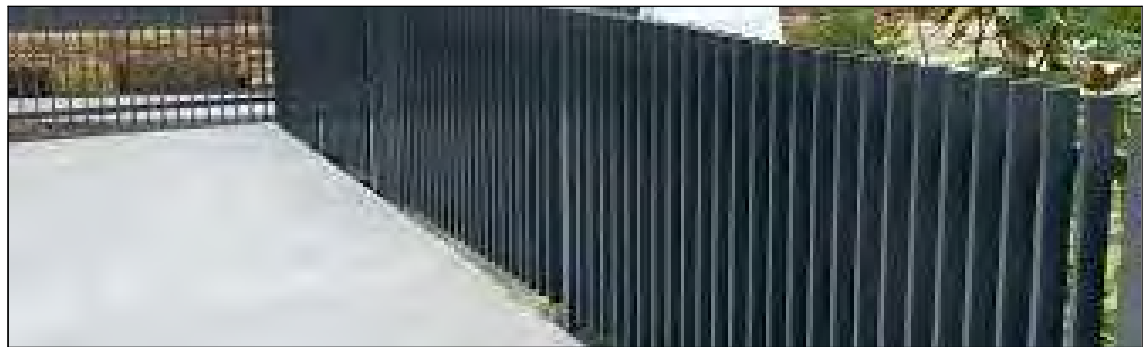
LV - ALUMINIUM LOUVRES IN CHARCOAL
POWDERCOATED FINISH



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

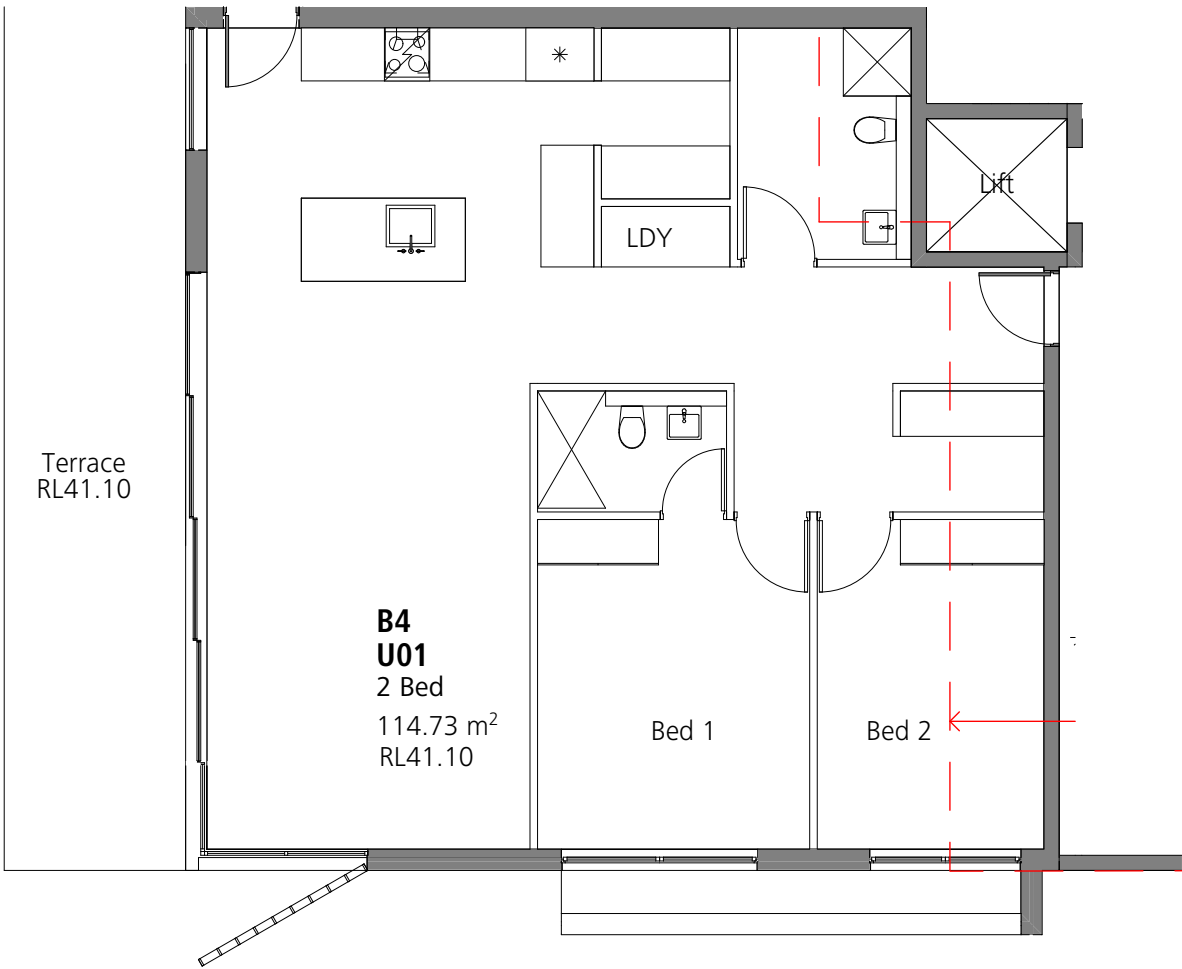
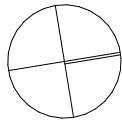
TOILET
Accessible toilet as per Figure 4.3 of AS 4299-1995.

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.

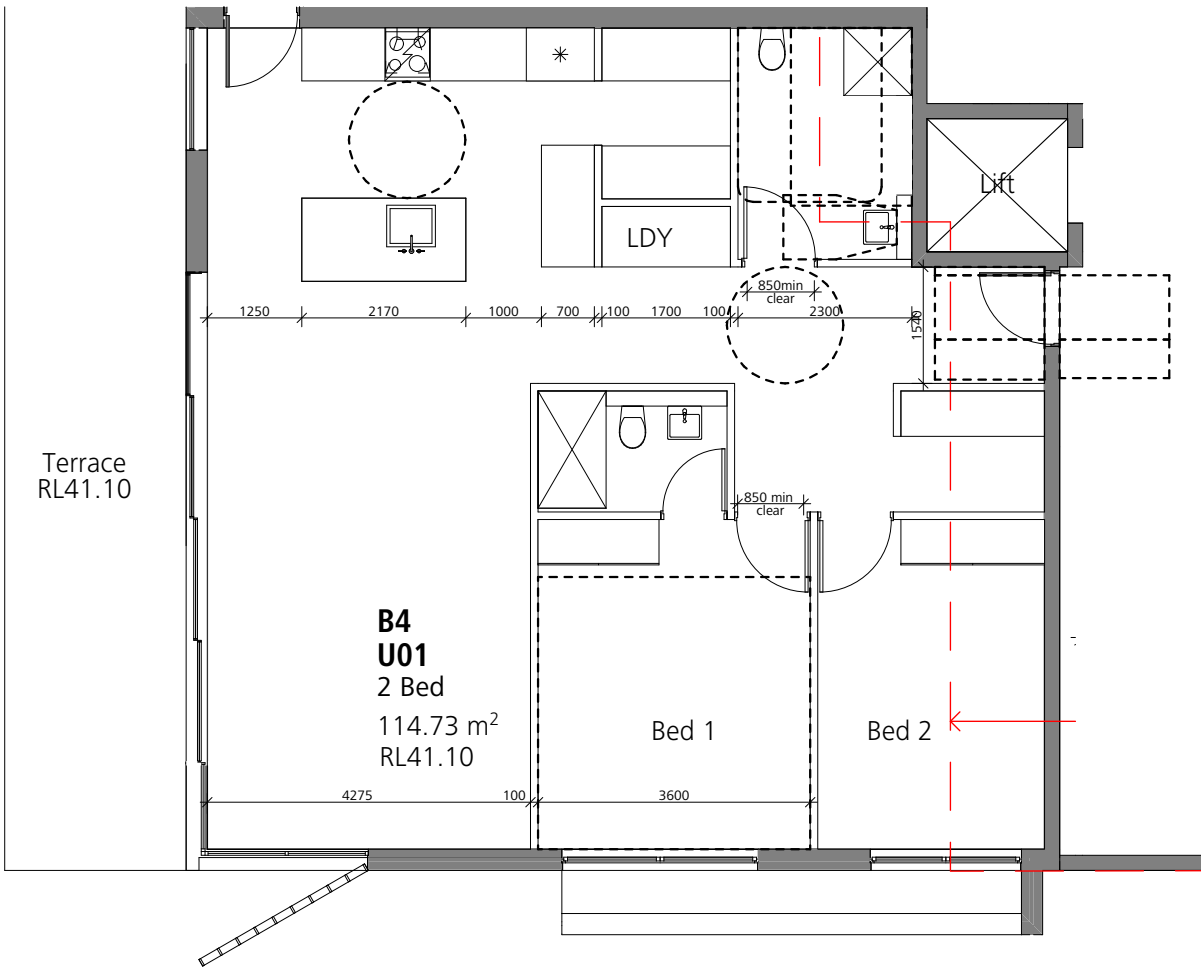
Kitchen
Kitchen sink replaceable to heights from 750mm to 850mm
Kitchen sink bowl max. 150mm deep, as per clause 4.5.6 of AS 4299.
Tap set capstan or lever handles or lever mixer, as per clause 4.5.6(e) of AS 4299.
Tap set located within 300mm of front of sink, as per clause 4.5.6(e) of AS 4299.
Cooktops 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

